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NORTH LIVERMORE SPECIFIC PLAN

VOLUME I: RURAL AREA

Alameda County • City of Livermore • SWA Group • Lamphier & Associates

April 10, 2000

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INTRODUCTION TO VOLUME I

PURPOSE AND PLANNING CONTEXT

The North Livermore Specific Plan addresses a comprehensive range of issues associated with urban development and resource protection within the North Livermore Plan Area. It is intended to allow for phased and coordinated development and for resource protection within the City of Livermore and County of Alameda.

The North Livermore Plan Area consists of approximately 13,500 acres located in the Livermore-Amador Valley region of eastern Alameda County. The majority of the City of Livermore is located south of Interstate 580. The Planning Area boundaries are I-580 on the south, the Alameda/Contra Costa County line on the north, Vasco Road and the Altamont Hills northeast, the City Limits/ Springtown on the southeast, and rolling foothills on the west (see Figure 1.1: Regional Location and Figure 1.2: Plan Area Context).

This document is **Volume I** of the Specific Plan. The Specific Plan consists of three volumes:

1. **Volume I: Rural Area** addresses non-urban uses in Zones B, C and D of the Plan Area. Rural area policies provide for limited rural development, habitat and open space preservation, and the protection of agriculture. The Volume consists of three parts:
 - **Part I - Zone B: Rural Management/Agricultural Enhancement Area** presents the goals, policies and standards for rural development in the area just north of the Urban Growth Boundary at May School Road.
 - **Part II - Zones C & D: Large Parcel Agriculture/Resource Management** presents the goals, policies and standards for rural residences and other allowed uses in the most rural portions of the North Livermore Plan Area.
 - **Part III - Rural Area Implementation** outlines how the major policies and programs of this volume would be implemented.
2. **Volume II: Urban Area (Zone A)** addresses land use, circulation, infrastructure, development standards, and implementation for the approximately 3,200 acres south of May School Road that is designated for urban development and for parks and open space that will be annexed to the City of Livermore. Volume II also describes land use, circulation, infrastructure, and implementation for Phase I (see Figure 1.3: Current and Proposed City Boundaries).
3. **Volume III: Resource Conservation Program** is a comprehensive conservation and habitat management program for biological resources in the entire Plan Area.

DESCRIPTION OF PLANNING ZONES

As indicated above, the North Livermore Plan Area is divided into four planning zones: Zone A is the Urban Area, Zone B is the transitional rural area north of the Urban Growth Boundary established at May School Road, and Zones C and D comprise the remaining rural lands. The delineation of these zones was based on a number of criteria, including slope, elevation, proximity to urban development, suitability for agriculture, visual resources, wildlife resources, and vegetation (see Figure 1.4: North Livermore Planning Zones).

While it was recognized during the planning process that urban uses would be most suitably located on relatively flat land, nearly half of the Plan Area's "buildable" land is not marked for development. As described below, much of Zone B consists of slopes less than 15 percent, and a sizeable portion (approximately 65%) of lands in Zones C and D have slopes of less than 25 percent.

Zone A: Urban Area. Zone A consists of approximately 3,200 acres (24% of the total Plan Area) of predominantly flat land and relatively few physical constraints to development. The area is bounded by Interstate 580 (I-580) on the south, May School Road on the north, Springtown and the Springtown Alkali Sink on the east, hillside lands on the west, and Las Positas College/Shea Business Park on the southwest. Open space opportunities consist primarily of bordering hillside areas and the riparian corridor along Cayetano Creek and other drainage corridors. Existing roads include North Livermore Avenue, May School Road, Hartman Road, Hartford Road, Raymond Road and Lorraine Road.

Existing uses within Zone A include the Federal Communications Commission (FCC) Monitoring Station (120 acres), the Livermore-Pleasanton Road and Gun Club (46 acres), and a number of ranch houses, rural residences and out buildings.

Zone B: Rural Management/Agricultural Enhancement. Zone B consists of approximately 1,550 acres of valley land and low hills immediately to the north of Zone A (11.5% of the Plan Area) and located generally north of May School Road and south of Manning Road. In addition to several scattered rural residences, Zone B includes the Bel Roma residential area which is accessed from May School Road and is comprised of 16 parcels of approximately five acres each. Current Zone B land use consists primarily of grazing and dry farming.

Because of Zone B's relatively flat terrain (under 15% slope), its adjacency to Zone A: Urban Area from where it can receive irrigation water, and the presence of favorable soils in the western portion of the zone, Zone B has been determined to be the area most suitable for intensive agriculture and a limited increase in rural development. The use of Zone B for this purpose also provides an effective transition between urban uses in Zone A and resource conservation in Zone D.



FIGURE 1.1: REGIONAL LOCATION

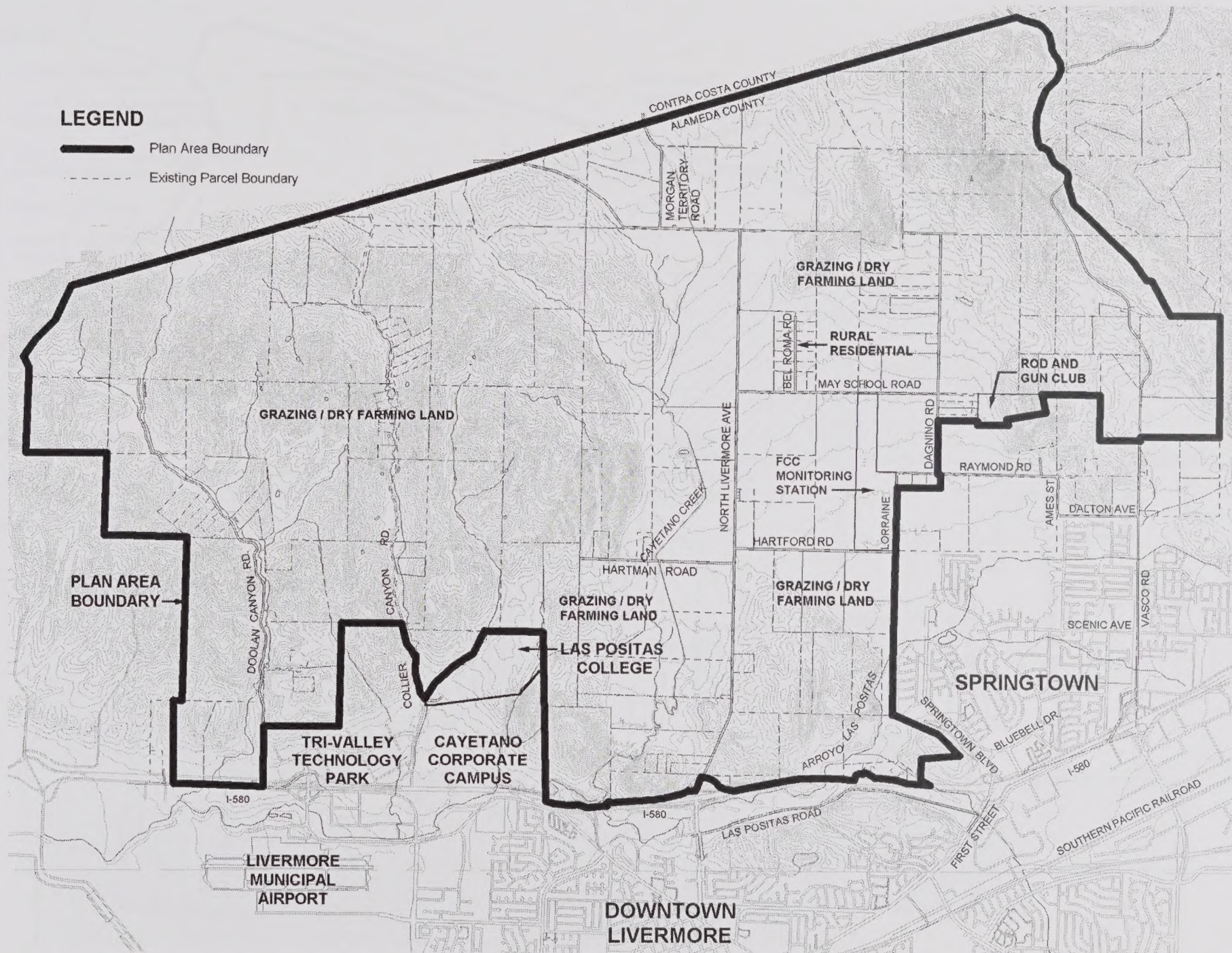


FIGURE 1.2: PLAN AREA CONTEXT - EXISTING USES

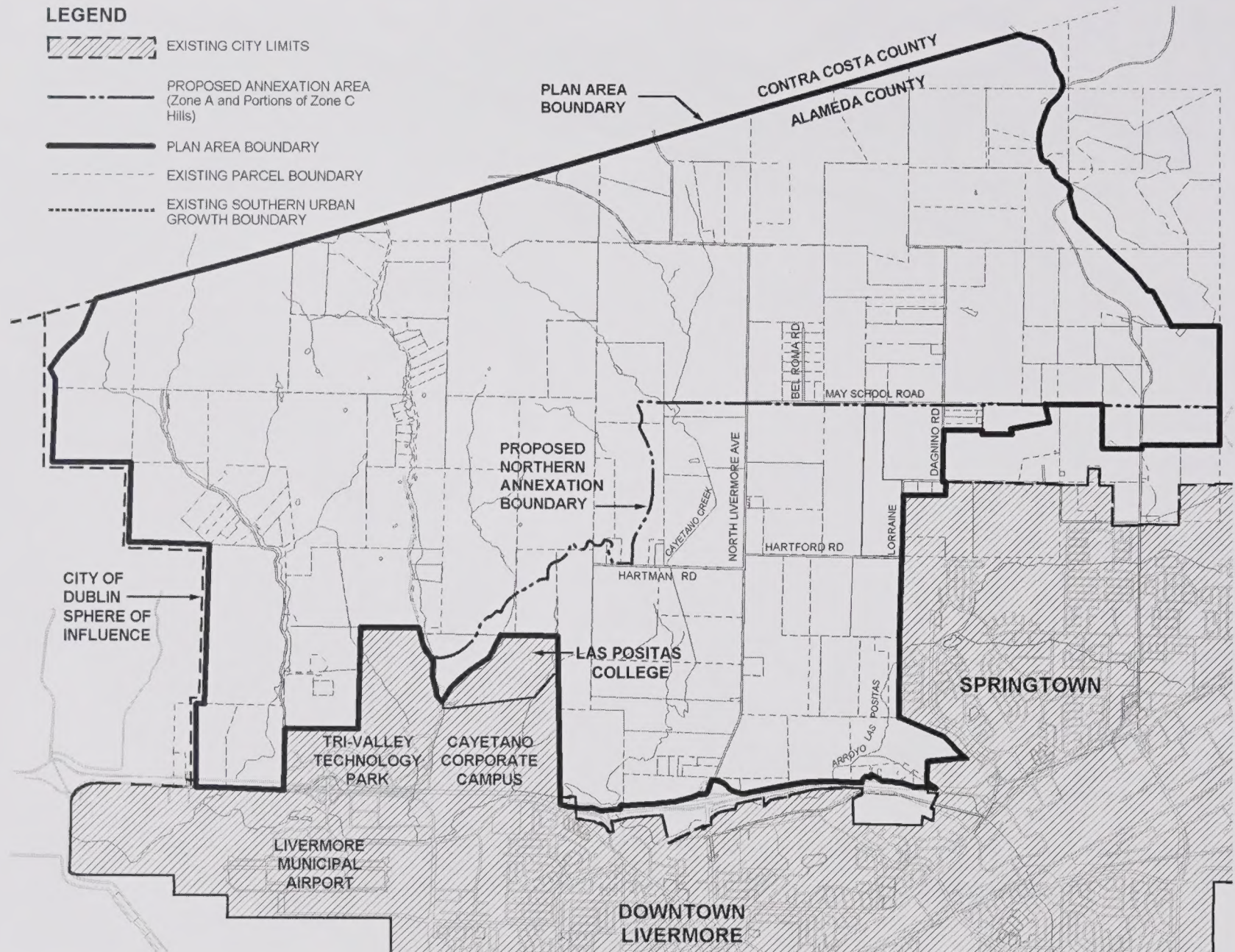


FIGURE 1.3: CURRENT AND PROPOSED CITY BOUNDARIES

LEGEND

- A Zone A: Urban Area
 - B Zone B: Rural Management / Agricultural Enhancement Area
 - C Zone C: Large Parcel Agriculture / Resource Management Area
 - D Zone D: Large Parcel Agriculture / Resource Management Area
- Plan Area Boundary
 Existing Parcel Boundary

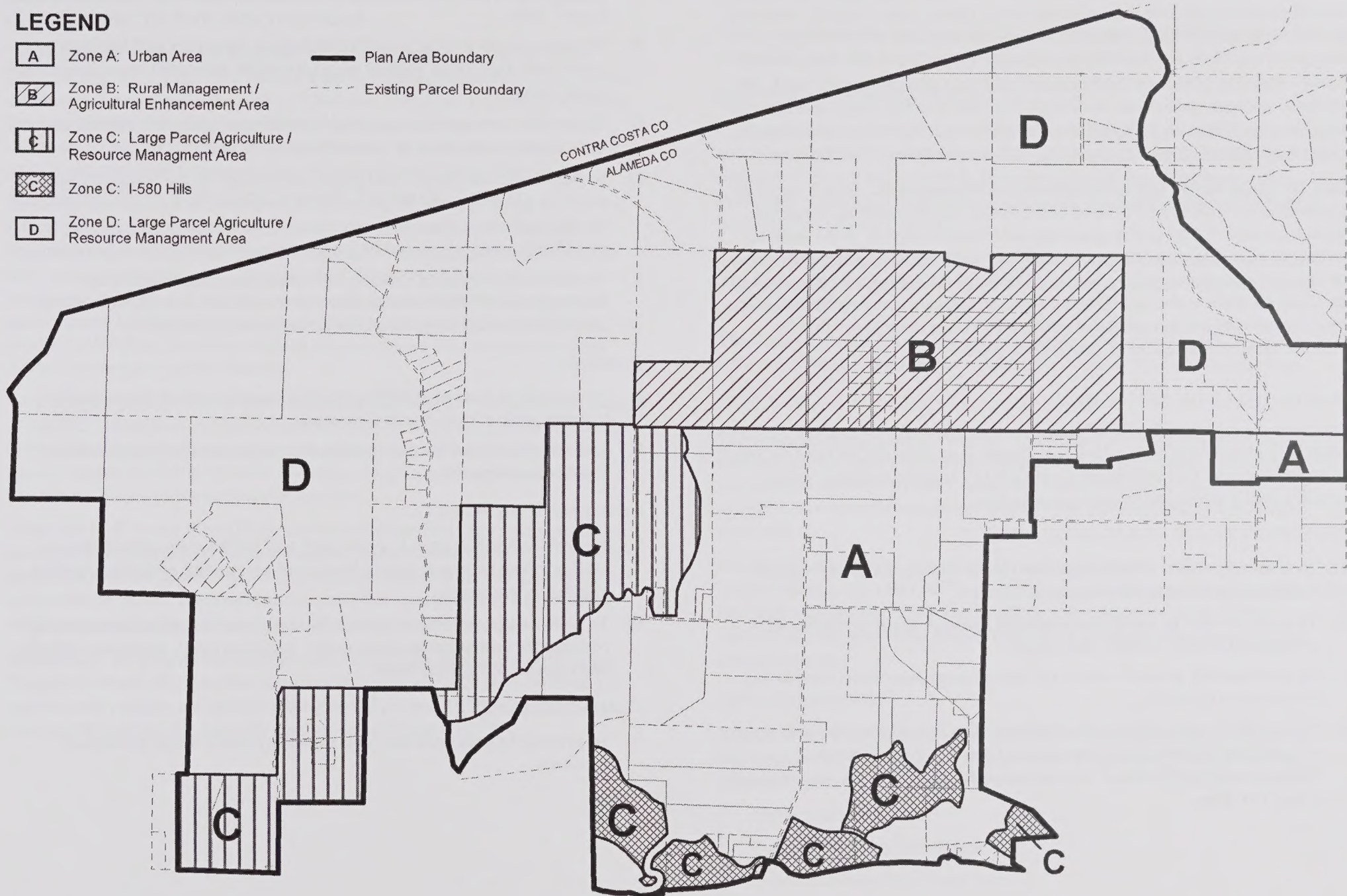


FIGURE 1.4: NORTH LIVERMORE PLANNING ZONES

Zone C: Large Parcel Agriculture/Resource Management. Zone C consists of visually prominent hillside areas adjacent to the Urban Area (Zone A), including the hills between I-580 and Zone A (referred to as the Zone C/I-580 Hills throughout this Plan) and the hills immediately west of the Urban Area, which provide important scenic and open space resources. Although Zone C lands are similar to the open space lands in Zone D, the Zone C lands comprise a separate zone because of their visual prominence, aesthetic quality, and proximity to the Urban Area. Zone C is approximately 1,700 acres (12.5%) of the Plan Area.

Zone D: Large Parcel Agriculture/Resource Management. Zone D contains approximately 7,050 acres (52%) of hillier land at the far northern end of the North Livermore Valley and the more distant hills and canyons in the western, northwestern and northeastern sections of the Plan Area. Rural residences are located along the narrow valley floors of Doolan and Collier Canyons and along the Vasco Corridor to the east. Grazing is the principal land use in this zone. The area's topography and geographical remoteness makes Zone D suitable for resource conservation and large parcel agriculture.

MAJOR GOALS OF THE PLAN

The following major goals of the North Livermore Specific Plan reflect the Plan's intent to implement the goals of the East County Area Plan (ECAP) and the North Livermore General Plan Amendment (NLGPA) by accommodating compact growth within a context of resource preservation.

CONSERVATION AND URBAN DEVELOPMENT

- A. To create a pattern of urban growth that is compact, city-served, self-sufficient, pedestrian and transit-oriented.**
- B. To assure a limit to urban development through implementation of a permanent Urban Growth Boundary.**
- C. To permanently preserve the rural lands/open space areas outside the Urban Area (Zone A).**
- D. To establish a greenbelt buffer flanking May School Road to help create a transition between the Urban Area (Zone A) and the Rural Management/Agricultural Enhancement Area (Zone B), as shown on the Land Use Plan.**

- E. To permanently protect the scenic rural lands/open space quality of the Zone C hills.**
- F. To permanently protect sensitive biological resources and habitats and create new high value habitat in permanently protected rural lands/open space areas.**
- G. To provide mechanisms to protect and enhance potential habitat and agricultural lands located within Zones B, C and D.**
- H. To implement the rural lands goals and policies of the adopted County and City general plans for the area, as amended, and to provide funding for the implementation of the Resource Conservation Program through a rural lands/open space and biological impact fee mitigation program.**
- I. To ensure that the plan shall be self-financing, requiring urban development to fund a comprehensive circulation and infrastructure system, and a full range of public services and facilities.**

HOUSING

- J. To contribute toward fulfilling the city, county and ABAG regional housing goals within North Livermore.**
- K. To limit residential development in the urban area to no more than 12,500 housing units.**

COMMUNITY FACILITIES

- L. To provide a full range of community and neighborhood facilities to maintain and improve service levels and the quality of life for existing and future residents.**
- M. To provide major recreational amenities in the Urban Area, including community and neighborhood parks, generous creek corridors, hillside open space, and public trails.**

COMMERCIAL USES

- N. To provide commercial uses that primarily serve North Livermore residents.**

RELATIONSHIP OF THE RESOURCE CONSERVATION PROGRAM (VOLUME III) TO THE SPECIFIC PLAN

The Resource Conservation Program (RCP) is an integral part of the North Livermore Specific Plan. As a comprehensive resource conservation and habitat management program for the entire 13,500 acre Plan Area, it protects, enhances, and manages the Plan Area's significant biological resource areas. The RCP's land trust, called the North Livermore Conservancy, will permanently secure key open space lands and foster new and continued agricultural activity by the acquisition of lands, in fee title or easement, in Zones B, C, and D.

Development in Zone A supports the activities of the RCP by payment of the Resource Conservation Fee. Residents in Zone A will directly benefit from the RCP by the program's restoration plan for Cayetano Creek which includes provision of a multi-use trail for recreational opportunities. Protected special status species habitat in Zone A includes the 94-acre Environmental Park and the Zone C/I-580 Hills, the latter of which also provides a visual screen between urban development and the freeway.

Land use activities in Zone B will be similarly supported by the goals and policies of the RCP where land will be dedicated to the Conservancy in order to qualify for the Plan's density bonus program. Acquired land in Zone B will primarily serve to secure the Urban Growth Boundary along May School Road and to encourage and support agriculture in the area.

Under the RCP, Zones C and D are considered potential habitat management lands and will be acquired in fee or conservation easement based upon priorities established by the Conservancy. Acquisition of easements or outright ownership is intended to protect grassland habitat (and other specific important habitats) while encouraging the continued use of the land for agricultural purposes.

In summary, the policies and management plans of the Resource Conservation Program (Volume III), the urban development policies for Zone A (Volume II) and the rural policies and standards for Zones B, C and D (Volume I) are to be considered together as a mutually supportive and integrated Plan.

GUIDE TO VOLUME I

This section helps the user to understand the How's of developing a project in Zones B, C and D.

BUILDING PROPOSALS IN ZONES B, C & D

For landowners in Zone B, see Part I of this document; for landowners in Zones C and D, see Part II of this document. The policies contained in the first four chapters of Parts I and II serve to guide land use development proposals. Permitted, conditional and accessory land uses are listed in Table 2.1 (Zone B) and Table 9.1 (Zones C and D).

Chapter Seven (Zone B) and Chapter Fourteen (Zones C and D) set forth the Standards and Design Guidelines required for various types of development proposals.

The Zone C/I-580 Hills will be annexed to the City of Livermore (see Figure 1.4). Policies governing this area are contained in Volume II of the Specific Plan.

BIOLOGICAL MITIGATION REQUIREMENTS

The Resource Conservation Program's Handbook of Management Practices, an independent document attached to Volume III, provides specific measures to be implemented by the City and County, the North Livermore Conservancy, and private landowners for mitigating the effects of development on biological resources.

For Zone B landowners, the Handbook outlines the pre-construction surveys for special status species that will be required on all building envelopes proposed for density bonus development. The Handbook also describes what will be additionally required if the species in question is found to be present on the subject property.

IMPLEMENTATION

Part III of this document provides information on the following topics. This information may further assist the landowner in processing his/her land use proposal:

- Implementation Actions
- Project Level Implementation
- Administration of the Rural Area
- Financing Program

VOLUME I: PART I
ZONE B: RURAL MANAGEMENT/
AGRICULTURAL ENHANCEMENT AREA

PART I - ZONE B

CHAPTER ONE: INTRODUCTION

1.1 PURPOSE AND PLANNING CONTEXT

The North Livermore Specific Plan addresses a comprehensive range of issues associated with urban development and resource protection within the North Livermore Plan Area. It is intended to allow for phased and coordinated development within the City of Livermore and County of Alameda.

The North Livermore Plan Area consists of approximately 13,500 acres located in the Livermore-Amador Valley region of eastern Alameda County. The Planning Area boundaries are I-580 on the south, the Alameda/Contra Costa County line on the north, Vasco Road and the Altamont Hills on the northeast, the City Limits/Springtown on the southeast, and rolling foothills on the west. The majority of the City of Livermore is located south of Interstate 580.

1.2 PART I – ZONE B

Volume I, Part I - Zone B: Rural Management/Agricultural Enhancement Area presents the goals, policies and standards for rural land uses in the area just north of the Urban Growth Boundary at May School Road.

The Zone B: Rural Management/Agricultural Enhancement Area consists of approximately 1,550 acres of valley land and low hills immediately to the north of Zone A (11.5% of the Plan Area) and located generally north of May School Road and south of Manning Road. In addition to several scattered rural residences, Zone B includes the Bel Roma residential area which is accessed from May School Road and is comprised of 16 parcels of approximately five acres each. Current land use in Zone B consists primarily of grazing and dry farming.

Because of Zone B's relatively flat terrain, its adjacency to Zone A (Urban Area) from which it could receive irrigation water, and the presence of favorable soils in the western portion of the zone, Zone B has been determined to be the area most suitable for intensive agriculture and a limited increase in rural development. The use of Zone B for this purpose also provides an effective transition between urban uses in Zone A and resource conservation in Zone D.

Land use activities in Zone B will be supported by the goals and policies of the Resource Conservation Program (see Volume III) where land will be dedicated to the North Livermore Conservancy in order to qualify for the Plan's Density Bonus Program. Acquired land in Zone B will primarily serve to secure the Urban Growth Boundary along May School Road and to encourage and support agriculture in the Zone.

PART I - ZONE B

CHAPTER TWO: LAND USE

2.1 GENERAL

The land use concept for Zone B calls for the creation of a permanent rural residential and agricultural transition zone between the Urban Area (Zone A) and habitat preservation and large parcel agriculture in the hillier rural lands which comprise Zones C and D. In order to achieve these goals, the Specific Plan implements a Density Bonus Program for Zone B that increases the permitted density from one unit per 100 acres to 5 units per 100 acres (6 units per 100 acres if the application is approved within the first five years following adoption of the Specific Plan) in exchange for the dedication of a permanent conservation easement.

Similar to the South Livermore Specific Plan, the conservation easement will cover the entire property. Ninety percent of the property (88 percent if 6 units are approved) must be placed under a conservation easement limited to open space or agriculture. Permanent high-quality crops such as orchards or vineyards are encouraged on the conservation easement by the provision of low-cost reclaimed water for irrigation.

Residential and/or permitted and conditionally-permitted land uses will occur on the remaining 10 percent of the property (12 percent if 6 units are approved). Zone B land uses are limited to those that are aesthetically and functionally compatible with the creation of a high value rural residential and agricultural zone. Such uses will be located on building envelopes clustered within the larger property. Development standards and design guidelines will maintain and enhance the area's rural character.

Visual definition will be provided by the planting of a windrow of trees along North Livermore Avenue between May School Road and Manning Road. This roadway will be enhanced by a multiuse trail along the west side. The May School Road Greenbelt marks the Urban Growth Boundary and provides a transition between urban development in Zone A and rural residential and agricultural use in Zone B.

The following summarizes in greater detail how the Specific Plan will achieve the protection of open space, the enhancement of agriculture and the preservation of rural land use character in Zone B:

RESOURCE CONSERVATION AND PROTECTION OF OPEN SPACE

The Specific Plan's Resource Conservation Program or RCP (see Volume III) provides for the protection of the Specific Plan Area's biological resources and open space. In Zone B, conservation easements required as part of the Density Bonus Program will be dedicated to the North Livermore Conservancy, the land trust established under the Specific Plan to oversee the acquisition and management of the Plan Area's open space and potential habitat management lands. The Conservancy will also acquire land by means of in-lieu-of-fee dedication and may, under limited circumstances, purchase land in Zone B using funds generated by new development in the Urban Area. Acquired lands will form a band of permanently protected open space north of the Urban Growth Boundary. Open space not used for agricultural purposes will be managed by the Conservancy for habitat.

AGRICULTURAL INCENTIVES

The Specific Plan proposes a number of interrelated actions to encourage the preservation, expansion, and enhancement of the agricultural potential of Zone B. These actions include:

- a) A program to secure conservation easements over much of the area, thus relieving pressures of urbanization and providing the security for landowners to make long-term investments in agriculture.
- b) The provision of market-rate and, under certain circumstances, below market-rate reclaimed water to enhance the agricultural productivity of Zone B and the economic return from agriculture.
- c) A density bonus program that increases the economic return rural landowners can get from their land, while preserving agricultural potential.
- d) A program of land use policies and development standards that encourages the development of a more distinctive, high-quality agricultural identity for the area.

Increasing cultivated agriculture within Zone B will not only enhance the agricultural economy of the County, it will also bolster the economic value of the land and provide reasonable return to landowners who invest in agriculture. It is also intended to enhance the scenic and aesthetic character of the planning area. Cultivated agriculture, particularly vineyards and orchards, is considered a visual amenity that will contribute to Zone B's existing rural agricultural character.

RURAL CHARACTER AND LAND USE PATTERN

New rural residences under the Density Bonus Program are intended to be compatible with the area's scenic natural setting and its rural, agricultural character. The Specific Plan requires the relatively compact clustering of new residences (typically, in groups of two to five) on building envelopes with each cluster surrounded by agricultural land. Deep setbacks would serve to separate clusters from each other and from rural roads. This design approach has the benefit of not consuming the large tracts of agricultural land that would be needed to accommodate typical large-lot, rural residential development. It also minimizes the visual impact of new development.

The Specific Plan development standards and design guidelines are intended to ensure that Zone B development does not look like typical suburban development at rural densities. With potential densities of 5 to 6 units per one hundred acres, rather than one unit per hundred acres, maintaining the rural character of the area will be dependent on careful and creative implementation of the site planning, architectural design, and landscaping standards set forth in this plan.

Commercial development in Zone B is intended as an amenity that will enhance the experience of visitors to North Livermore, and as a complementary use that will enhance the economic viability of agriculture in the area.

LAND USE GOALS

- A. To establish Zone B as a permanent rural, agricultural and open space buffer and transition zone between urban development in Zone A and the large parcel agriculture and potential habitat conservation areas in Zones C and D.**
- B. To establish a permanent urban growth boundary for the northern edge of the City of Livermore.**
- C. To secure permanent conservation easements over the majority of the land in Zone B thus precluding further subdivision and development.**
- D. To preserve and protect sensitive biological resources, including the hydrology of the Springtown alkali sink.**
- E. To enhance the potential for active agriculture in the area.**
- F. To integrate rural residential development and agricultural uses in a manner that preserves and protects agricultural viability while providing an attractive transition between urban development in Zone A and habitat management and less intense rural uses in Zones C and D.**
- G. To establish an attractive, high-quality rural residential environment that protects the rural, agricultural and open space character of North Livermore.**
- H. To establish development patterns that minimize impacts on valuable agricultural land, while providing for limited low-density rural development.**
- I. To provide for small-scale commercial development that supports and enhances Zone B's image and economic stability as a viable agricultural district.**

2.2 LAND USE DESIGNATIONS AND ZONING

The County's East County Area Plan (ECAP) designates Zone B as "Large Parcel Agriculture" with a maximum density of one dwelling unit per 100 acres. This designation will continue to apply in Zone B. However, in order to address the increased number of residences allowed under the Density Bonus Program and the other land use policies intended to satisfy the goals for Zone B, a combining overlay district will be added to the County's zoning ordinance. This combining overlay district will modify and supplement the County's standard list of permitted uses in the "A" (Agricultural) District, and provide more detailed guidance for future development. Some uses (e.g., sanitary landfills) have been removed from the list of uses allowed under the "A" (Agricultural) District due to the visual sensitivity of the area; other uses (e.g., facilities for raising poultry, rabbits, goats, etc.) have been changed from "permitted" to "conditional" based on size of the structure, while other uses are now designated "conditional" based on conformance of the use with specific design guidelines (see Figure 2.1: Rural Lands – Land Use Diagram and Figure 2.2: Rural Lands – Zoning Map).

In instances where the Specific Plan does not address a particular issue, existing County regulations shall continue to apply.

Policy 2.2.1 Jurisdiction of Alameda County. Zone B will remain under the jurisdiction of Alameda County and beyond the limits of urban growth.

Policy 2.2.2 Development Intensity. The County's "A" (Agricultural) District, one hundred acre minimum parcel size, shall to determine the base development potential for parcels in Zone B except for those parcels participating in the Density Bonus Program (see below). Under this zoning, one single-family dwelling unit per parcel is permitted provided that all other applicable County standards are met.

Policy 2.2.3 Combining District. The County Zoning Ordinance shall be amended to create a combining district for Zone B that will include the following:

- a) A density bonus program, including development standards and design guidelines
- b) Modification of permitted and conditionally permitted uses (see Table 2.1)
- c) The allowance of parcels smaller than the 100-acre minimum base zoning pursuant to the Density Bonus Program requirements
- d) Modification to the County's existing Secondary Unit policy

- e) For those not participating in the Density Bonus Program, Site Development Review for all buildings larger than 500 square feet or 35 feet in height and the application of design guidelines

Policy 2.2.4 Permitted and Conditional Land Uses. Land uses in Zone B shall be limited to those that are compatible with the creation of an attractive and productive high value rural residential and agricultural zone. For Zone B land uses, see Table 2.1: Permitted and Conditional Land Uses. For land use definitions, see Table 2.2: Land Use Definitions.

Policy 2.2.5 Non-Conforming Parcels. All legal non-conforming parcels as of December 31, 1999, shall be legally conforming parcels under the Zone B Overlay District.

Policy 2.2.6 Zone B Parcels, a Portion of Which is Located within Zones A, C and/or D. Zone B parcels which as of December 31, 1999 overlap into Zones A, C and/or D must process a subdivision map in the City and the County, as applicable, designating the Zone B, Zone A, Zone C and/or Zone D lands as separate parcels with new lot lines located, as appropriate, at the Zone A/B boundary, the Zone B/C boundary and Zone B/D boundary (see Figure 2.1). Such a map shall be processed at the time the urban portion of the parcel is annexed to the City or when a rural development proposal is submitted in the County, whichever is sooner. Subdivision of such parcels shall be subject to the following provisions:

- a) **Portions of Land within Zone A.** Residential unit allocations for the portion within Zone A shall be per Volume II Table 2.4: Land Use by Parcel.
- b) **Portions of Land within Zone B.** Residential unit allocations for the portion within Zone B shall be per the Large Parcel Agriculture zoning or the Density Bonus Program described in this Section.
 - i. An existing residence on a residual parcel smaller than 100 acres shall be considered as a conforming use. If the residual parcel is part of a density bonus application, the existing residence shall be counted against the total development potential with the density bonus (see Policy 2.3.8).
- c) **Portions of Land within Zones C and/or D.** Residential unit allocations for the portion within Zones C and/or D shall be per the Large Parcel Agriculture Zoning.
 - i. An existing residence on a residual parcel smaller than 100 acres shall be considered as a conforming use.

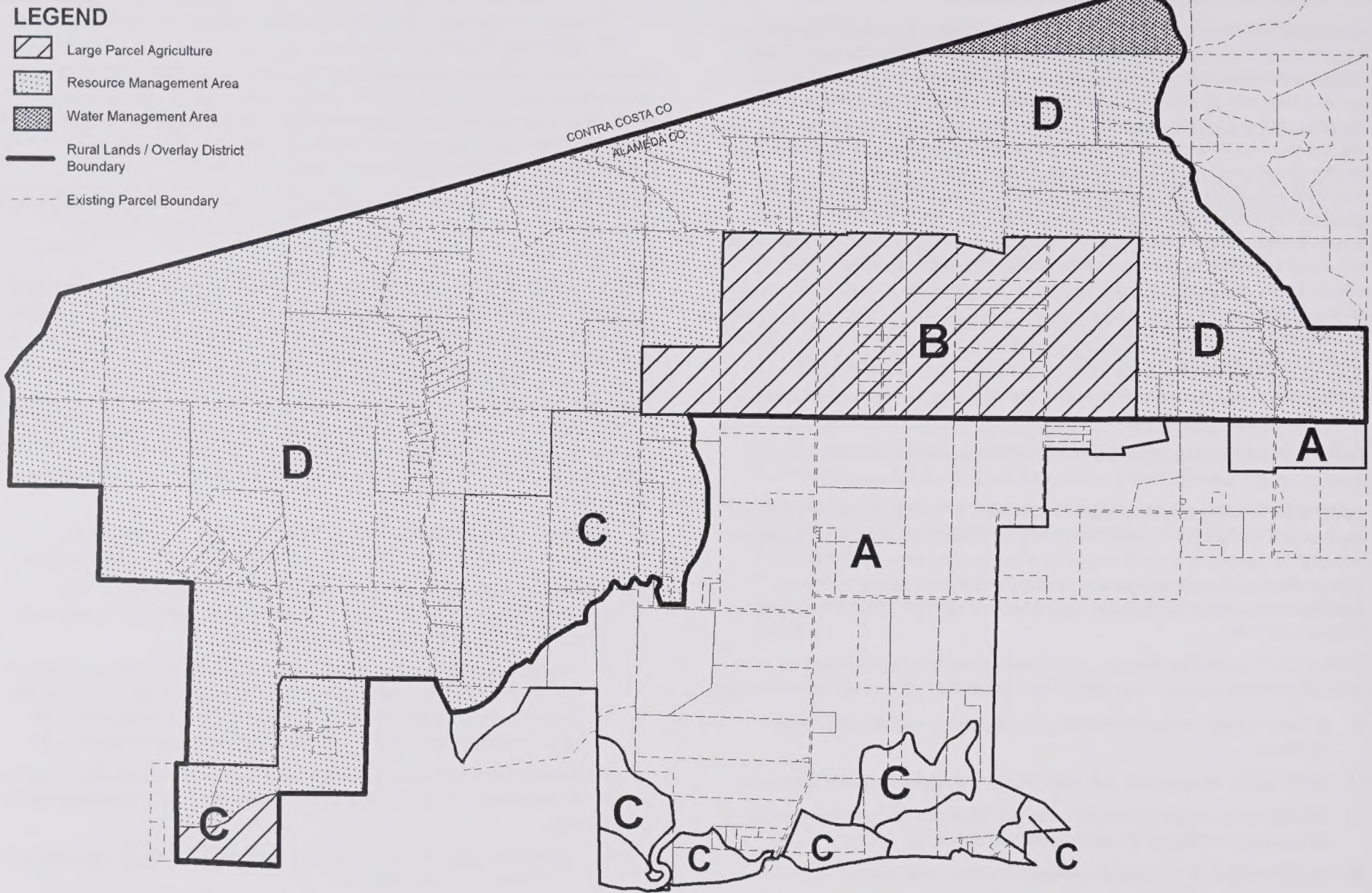


FIGURE 2.1: RURAL LANDS - GENERAL PLAN LAND USE DESIGNATIONS

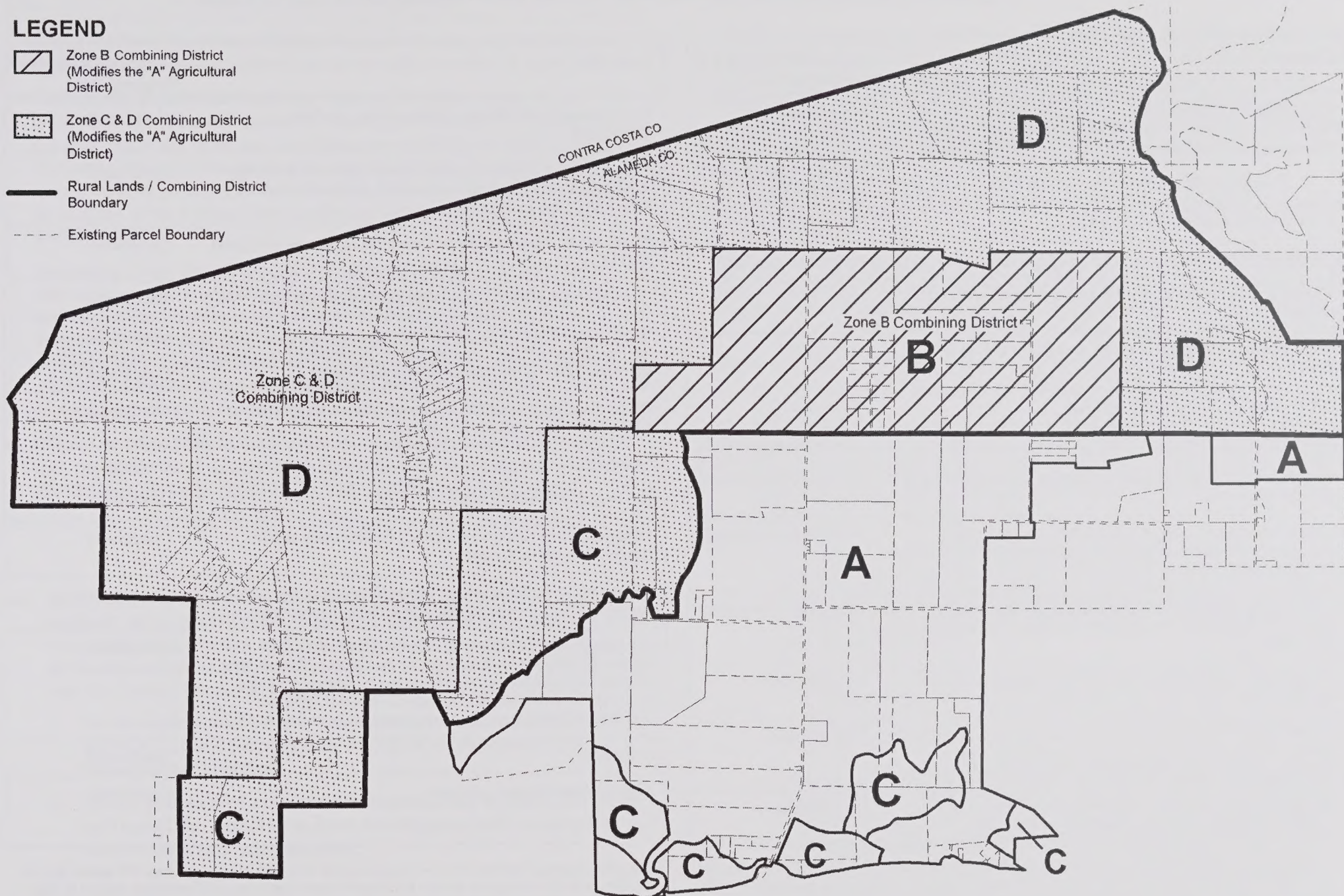


FIGURE 2.2: RURAL LANDS - PROPOSED ZONING DESIGNATIONS

Table 2.1: Permitted/Conditionally Permitted/Accessory Land Uses (Zone B)

Land Use	Permitted/Conditional/Accessory Uses	Land Use	Permitted/Conditional/Accessory Uses
*Single-family residence	Permitted	*Plant nursery, greenhouse, apiary; aviary, hatchery, horticulture	Conditional
*Secondary dwelling unit	Permitted (restrictions apply - note secondary unit policies)	*Ancillary Winery Uses (such as visitor center, wine tasting, related retail sales, limited food service, picnic facilities, indoor and outdoor events)	Conditional
Crops, vineyard, orchard, truck garden	Permitted	*Bed and Breakfast Inn (owner occupied, maximum of 8 guest rooms)	Conditional
*Winery or olive mill	Permitted	*Restaurants ancillary to permitted and conditional uses	Conditional
Raising or keeping of poultry, fowl, rabbit, sheep, goats or similar animals	Permitted ¹	*Golf course and ancillary facilities	Conditional
Non-commercial grazing, breeding or training of horses or cattle	Permitted ²	Inn, up to 100 rooms, ancillary to a golf course	Conditional ³
Public or private riding or hiking trails	Permitted	*Commercial equestrian facilities (such as boarding stables, riding academies, equestrian centers)	Conditional
*Farm buildings, including stable, barn, pen, corral, or coop	Permitted as accessory	*Schools	Conditional
*Building or room for packing or handling products raised on the premises	Permitted as accessory	Arboretum, botanical garden	Conditional
Killing and dressing of poultry, rabbits and other small livestock raised on the premises, but not including an abattoir for sheep, cattle or hogs	Permitted as accessory	*Administrative support and service facilities of a public regional recreation district	Conditional
Produce stand (stand for the sale at retail of items produced or raised on the premises having ground coverage not in excess of 400 square feet).	Permitted as accessory	*Public utility building or uses, excluding such uses as a business office, storage garage, repair shop or corporation yard	Conditional
*Administrative offices accessory to the principal use on the premises	Conditional	Minimally improved outdoor recreation facility, i.e., no electricity or water, such as camp or picnic grounds and other outdoor facilities for passive recreation (Category excludes facilities for active recreation such a ball fields, off-road vehicles, motorcycles, bike tracks, and skateboarding facilities)	Conditional
Additional dwellings for farm employees who require full-time on-site residency; occupancy of one mobile home under limited conditions and when related to an agricultural pursuit	Conditional	*Cemetery	Conditional
*Packing house for fruit or vegetables (does not include canneries, or plants for food processing or freezing)	Conditional	Non-commercial wind generator	Conditional

¹ These uses are Conditional if the total size of all related structure(s) exceeds 10,000 square feet.² The "grazing, breeding or training of horses or cattle" becomes a conditional use when that use meets the definition of a commercial equestrian facility, (see Table 2.2).³ Optional use subject to further study prior to adoption.

* Site Development Review shall be required of all new buildings larger than 500 square feet or 35 feet in height except for on-site housing for farm employees. All buildings subject to Site Development Review shall also comply with the appropriate design guidelines set forth in Chapter Seven.

Table 2.2: Land Use Definitions

Accessory Uses: Under the A District Zoning Ordinance, accessory uses are those uses subordinate to a lawful use or normally accessory to a dwelling.

Commercial Equestrian Facilities: These are boarding stables, riding academies, and equestrian centers. A commercial equestrian facility means any premises where more than four horses not owned by the owner or occupant of the premises are boarded, kept, or otherwise maintained. The open grazing or pasturing of more than four horses not owned by the owner or occupant of the premises also qualifies as a commercial equestrian facility.

Secondary Units: Secondary units are self-sufficient housing units which may or may not be attached to single family homes. The units are typically small in size and contain a full service kitchen and bathroom. The designation "secondary unit" may be applied to a structure which was originally the primary residence on a property should the original primary residence be smaller in size than the proposed secondary unit. For development standards relating to Secondary Units, see Policy 7.1.3.

Winery or Olive Mill: In order to be considered a permitted winery or olive mill, the facility must accomplish at least two of the following activities on site: crushing/pressing, fermentation, bulk aging/storage, and bottling.

- d) **Dedication of Conservation Easements.** The dedication of a conservation easement on a residual Zone B, C and/or D parcel created by the subdivision of a parcel which overlaps with Zone A shall be addressed in development agreement negotiations between the City and the land owner (in conjunction with the County) prior to annexation of the Zone A parcel.
- i. For the dedication of a conservation easement on a residual Zone B parcel, the Zone B property shall be eligible for participation in the Density Bonus Program.
 - ii. For the dedication of a conservation easement on a residual Zone C and/or D parcel, the Zone A open space fee obligation shall be reduced by the value of the conservation easement.

2.3 DENSITY BONUS PROGRAM

Based on current County-recorded Assessor Parcel maps, the 1,557 acres in Zone B could accommodate 106 total residential units if all Zone B landowners able to meet the minimum parcel size requirement were to participate in the Density Bonus Program within five years of Specific Plan adoption. Since there are currently 18 existing residences in Zone B, this means that a maximum of 88 new residential sites could be developed in the area, (see Table 2.3).

Participation in the Density Bonus Program is voluntary but must meet the conservation easement dedication requirement. Density bonuses will be governed by the following policies.

Policy 2.3.1 Management. The Density Bonus Program shall be administered by the County. Conservation easements or fee title land acquired by the Conservancy as part of the Density Bonus Program shall be managed by the Conservancy in conformance with Specific Plan policies and the Resource Conservation Program.

Policy 2.3.2 Density Bonus. Zone B density shall remain 1 residential dwelling unit per 100 acres, subject to the following Density Bonus Program:

- a) Zone B parcels shall be eligible for a total of 5 total units per 100 acres, where one unit is allowed under current zoning plus four density bonus units, if the parcel is permanently protected through conservation easements or acquired in fee by the Conservancy with a maximum of 10 percent of the parcel available as building envelopes.
 - i. Under the conservation easement, the use of land outside the building envelopes shall remain permanently restricted to habitat conservation and/or agriculture. Residential and/or commercial uses shown in Table 2.1 shall be allowed on the building envelopes, (see Policy 2.3.3 Building Envelopes).
 - ii. In calculating density bonuses, the parcel acreage as stated on County-recorded Assessor Parcel Maps will be divided by a factor of 20. Where a fraction of 0.5 or higher results, the number will be rounded up to the next full number.

For example, a 60 acre parcel would qualify for 3 units (60 acres/20 acres = 3 units). Of the 60 acres, 54 acres must remain in open space or agricultural uses (90% x 60 acres = 54 acres). The remaining 6 acres would be available for use as building envelopes which could accommodate up to 3 units, (see Policy 2.3.3 Building Envelopes).
 - iii. The minimum parcel size requirement to receive one bonus unit is 30 acres.

- b) Zone B density may be increased to a total of 6 units per 100 acres with early participation in the Density Bonus Program (defined as recordation of a conservation easement over the subject property within 5 years of Specific Plan adoption) where one unit is allowed under current zoning plus five density bonus units. Under early participation, a maximum of 12 percent of the parcel shall be available as building envelopes.
- i. Under the conservation easement, the use of land outside the building envelopes shall remain permanently restricted to habitat conservation and/or agriculture. Residential and/or commercial uses shown in Table 2.1 shall be allowed on the building envelopes, (see Policy 2.3.3 Building Envelopes).
- ii. In calculating density bonuses, the parcel acreage as stated on County-recorded Assessor Parcel Maps will be divided by a factor of 16.7. Where a fraction of 0.5 or higher results, the number will be rounded up to the next full number.
- For example, a 60 acre parcel would qualify for 4 units (60 acres/16.7 acres = 3.6 units with a rounding up to 4 units). Of the 60 acres, 52.8 acres must remain in open space or agricultural uses (88% x 60 acres = 52.8 acres). The remaining 7.2 acres would be available for use as building envelopes which could accommodate up to 4 units.
- iii. The minimum parcel size requirement to receive one bonus unit is 25.1 acres.

Policy 2.3.3 Building Envelopes. All development shall occur within a designated building envelope. Any structure outside the building envelope shall require the approval of the Conservancy. For further information, see Section 7.2 Density Bonus Program.

- a) The total number of building envelopes may not be more than the total number of units granted under the Density Bonus Program but may be less.
- b) Building envelopes may be created either as legal parcels or as designated building envelopes on a larger legal parcel (see Figure 2.4).
- c) Building envelopes for new development shall be a minimum size of one acre in area, and not larger than 2 acres for residential development or 6 acres for non-residential development. Building envelopes for a combination of residential and non-residential uses can be up to six acres in area (e.g., 2 acres for residential development, plus up to 4 additional acres for agricultural support structures, winery, etc.).

- d) To the extent feasible, building envelopes created under the Density Bonus Program shall be clustered in order to maximize the potential for contiguous agricultural operations and to minimize visual impacts of views from public roadways.

Policy 2.3.4 Parcelization and Land Ownership. The subject property may be subdivided in a number of ways such that the number of legal parcels does not exceed the total number of units granted under the Density Bonus Program and any one parcel is not smaller than one acre. Two possible ownership scenarios are shown on Figure 2.3.

Policy 2.3.5 Banking of Density Bonus Units. Once conservation easements have been dedicated over the non-developable portions of the parcel, density bonus units earned through the early-participation density bonus incentive can be banked and the units developed subsequently at the discretion of the landowner.

Policy 2.3.6 Contiguous Parcels. Contiguous parcels under common ownership may be combined when calculating density bonus units, and in planning for subdivision of land. Where contiguous parcels are under separate ownership, owners of the parcels are encouraged to file a joint application for subdivision that results in a larger consolidated area under conservation easement and an optimal clustering of development.

Policy 2.3.7 Use of Development Rights. Development rights can be transferred to contiguous parcels so long as proposed development enhances the viability of agriculture and is consistent with Zone B development standards and design guidelines.

Policy 2.3.8 Secondary Units. Secondary residential units normally permitted under the County's A (Agricultural) District will not be available to landowners participating in the Density Bonus Program. Secondary units that were developed prior to adoption of the Specific Plan will be counted against the total development potential with the density bonus (In this case, the secondary unit would no longer be constrained by a maximum size of 1,200 square feet required under the secondary unit development standards, as shown in Section 7.1 Secondary Units). Alternatively, the existing secondary unit may be removed and the density bonus unit located elsewhere on the parcel per the standards in Chapter Seven.

Policy 2.3.9 On-site Housing for Farm Employees. On-site housing for farm employees who require full-time, on-site residency is conditionally allowed when found by the zoning administrator to be necessary to the farming operation. Such housing shall be exempt from Site Development Review and shall not be limited to the identified building envelope. However, potential impacts on agricultural uses, and biological and geotechnical factors shall be taken into consideration in the siting of such housing.

Policy 2.3.10 Visitor-Serving Commercial. Visitor-serving commercial uses are conditional uses and limited to small-scale facilities that are subordinate to, or directly related to, the area's agricultural production. Any proposal for a visitor-serving commercial use shall be required to meet the design guidelines for commercial development contained in Section 7.4 Commercial Design.

- a) Restaurants shall be permitted as ancillary uses to a winery, olive mill and bed-and-breakfast inn.
- b) The primary focus for retail uses must be the sale of produce that is grown or processed in the East County area and/or merchandise that directly promotes that produce, e.g., wineries and olive presses must use primarily locally-grown crops.
- c) Any proposal for visitor-serving commercial uses shall be required to meet the following development criteria:
 - i. The project will primarily promote agricultural products grown or processed in Alameda County.
 - ii. The project is compatible with existing agricultural production activities in the area.
 - iii. The project can demonstrate an adequate and reliable water source that does not significantly diminish the availability of water to serve existing or potential agricultural use.
 - iv. The project mitigates, to the satisfaction of the County, all potential conflicts with surrounding agricultural uses and other environmental impacts.

Policy 2.3.11 Monitoring Fee. Participants in the Density Bonus Program shall pay a one-time monitoring fee to the Conservancy of \$75 per acre for all acreage placed under conservation easement, including the building envelope, adjusted periodically for inflation.

Policy 2.3.12 Affordable Housing Fee. Participants in the Density Bonus Program shall pay an in-lieu affordable housing fee at \$2,200 per density bonus unit. The in-lieu fee will increase annually based upon the following inflationary index: the Southern Alameda County Association of Realtors (SACAR) Medium Single Family Home Price for the City of Livermore (or SACAR SF index). The base year for the index will be 2001. Fees shall be paid to the County at the time Final Maps are recorded.

- a) The County shall coordinate with the City of Livermore in the allocation of funds. These funds shall be made available for development of housing opportunities in Alameda County with a priority given to projects that serve residents of the Livermore-Amador Valley, which includes the cities of Dublin, Livermore, Pleasanton and unincorporated portions of Alameda County.

Policy 2.3.13 Standards and Design Guidelines. Residential and commercial development undertaken as part of the Density Bonus Program shall comply with the standards and design guidelines relating to clustering of building envelopes, site layout, setbacks, architectural character, landscaping, lighting and signage, walls, fences and privacy screens as set forth in Chapter Seven: Standards and Design Guidelines.

Policy 2.3.14 Site Development Review. Site development review shall be required of all development approved under the Density Bonus Program.

Table 2.3: Potential Number of Residential Units by Parcel (Zone B)

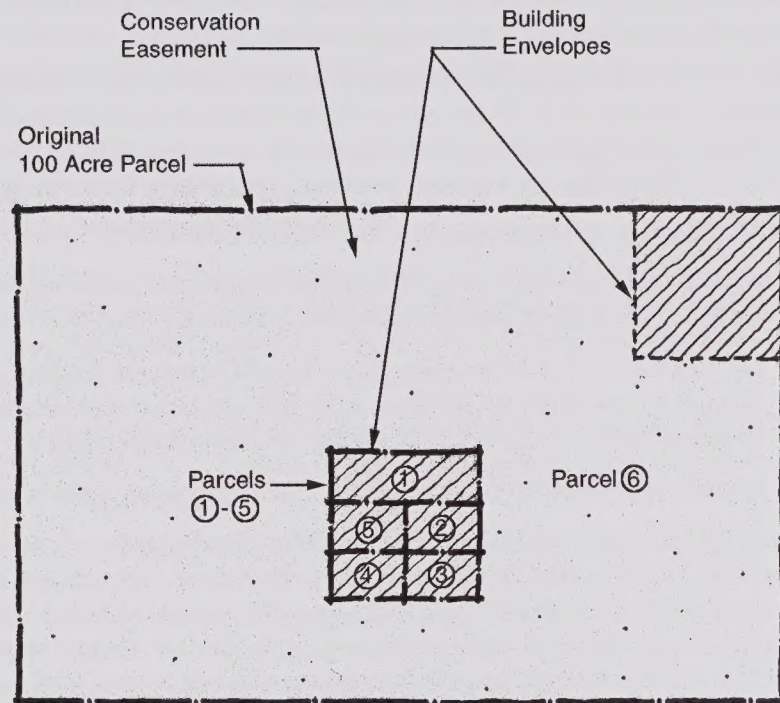
Parcel Ref # (Fig 2.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zones C/D (Acres)	Total Residential Existing Zoning (1 du/100 ac)	Total Residential - Density Bonus Program		
							Density Bonus 5 du/100 ac (1 du/20 ac)	First 5 Years of Specific Plan 6 du/100 ac (1 du/16.7 ac)	Notes
93	903-0006-001	543.8	33.5	335.0	175.3	3	17	20	
94	903-0006-002	165.3	13.3	125.3	26.7	1	6	8	
122	902-0002-001-02	108.3		108.3		1	5	6	
123	902-0002-003	71.7		71.7		1	4	4	
124	902-0002-004	158.1		158.1		2	8	9	
125	902-0002-005	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
126	902-0002-006	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
127	902-0002-007	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
128	902-0002-008	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
129	902-0002-009	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
130	902-0002-010	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
131	902-0002-011	5.0		5.0		1	[1]	[1]	Bel Roma Subdivision
132	902-0002-013	5.4		5.4		1	[1]	[1]	Bel Roma Subdivision
133	902-0002-014	5.4		5.4		1	[1]	[1]	Bel Roma Subdivision
134	902-0002-015	5.3		5.3		1	[1]	[1]	Bel Roma Subdivision
135	902-0002-016	5.3		5.3		1	[1]	[1]	Bel Roma Subdivision
136	902-0002-017	5.2		5.2		1	[1]	[1]	Bel Roma Subdivision
137	902-0002-018	5.2		5.2		1	[1]	[1]	Bel Roma Subdivision
138	902-0002-019	5.1		5.1		1	[1]	[1]	Bel Roma Subdivision
139	902-0002-020	4.8		4.8		1	[1]	[1]	Bel Roma Subdivision
140	902-0002-021	5.5		5.5		1	[1]	[1]	Bel Roma Subdivision
162	902-0004-001	66.5		66.5		1	3	4	

Table 2.3: Potential Number of Residential Units by Parcel (Zone B) - continued

Parcel Ref # (Fig 2.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zones C/D (Acres)	Total Residential Existing Zoning (1 du/100 ac)	Total Residential - Density Bonus Program		
							Density Bonus 5 du/100 ac (1 du/20 ac)	First 5 Years of Specific Plan 6 du/100 ac (1 du/16.7 ac)	Notes
163	902-0004-002-02	40.0		40.0		1	2	2	
164	902-0004-002-03	75.0		75.0		1	4	4	
165	902-0004-003-01	20.0		20.0		1	1	1	
166	902-0004-003-02	20.0		20.0		1	1	1	
167	902-0004-004	40.0		40.0		1	2	2	
168	902-0004-005-01	36.2		36.2		1	2	2	
169	902-0004-005-02	3.4		3.4		1	1	1	
170	902-0004-006	56.2		56.2		1	3	3	
171	902-0004-007	21.0		21.0		1	1	1	
172		2.0		2.0		1	[0]	[0]	Publicly Owned Property
173	902-0005-001	39.1		39.1		1	2	2	
174	902-0005-002	277.3		277.3		3	14	17	
Total		1825.9		1577.1		39	91	106	



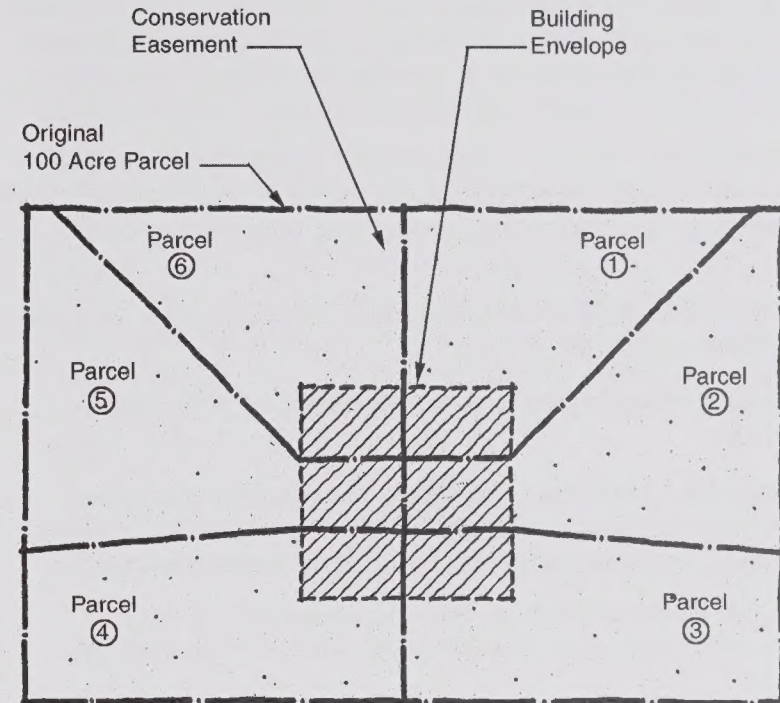
FIGURE 2.3: ZONE B EXISTING PARCELS



SCENARIO 1

100 Acre Parcel Subdivided into 6 Legal Parcels:

- One 2 Acre Parcel / Building Envelope
- Four 1 Acre Parcels / Building Envelope
- One 94 Acre Parcel with:
 - 88 Acre Conservation Easement
 - 6 Acre Building Envelope for Combined Commercial / Residential



SCENARIO 2

100 Acre Parcel Subdivided into 6 Legal Parcels:

- Six 16.7 Acre Parcels with:
 - 14.7 Acre Conservation Easements
 - 2.0 Acre Building Envelopes

FIGURE 2.4: PARCEL OWNERSHIP SCENARIOS UNDER THE DENSITY BONUS PROGRAM

2.4 PARCELS NOT PARTICIPATING IN THE DENSITY BONUS PROGRAM (including Bel Roma Subdivision)

Policy 2.4.1 Secondary Units. Properties not participating in the Density Bonus Program will retain the existing one unit per 100 acres development potential allowed under the County's A (Agricultural) District for this area, with the added potential of one secondary unit. Properties located in the Bel Roma subdivision will also be allowed secondary units. All applications for secondary units must comply with the secondary unit development standards set forth in Section 7.1.

Policy 2.4.2 Subdivisions. The County's Standards for Subdivision and Site Development Review for Agricultural Parcels, set forth in Section 7.1, shall apply to all subdivision applications that are not participating in the Density Bonus Program.

Policy 2.4.3 On-Site Housing for Farm Employees. Refer to Policy 2.3.12 On-Site Housing for Farm Employees.

Policy 2.4.4 Visitor-Serving Commercial. Refer to Policy 2.3.13 Visitor Serving Commercial.

Policy 2.4.5 Standards and Design Guidelines. All new development not participating in the Density Bonus Program (including Bel Roma subdivision) shall comply with the standards and design guidelines set forth in Section 7.1.

Policy 2.4.6 Site Development Review. Site development review shall be required of all new buildings larger than 500 square feet or 35 feet in height.

2.5 COMMERCIAL DEVELOPMENT

Policy 2.5.1 Commercial Development as Conditional Uses. All commercial development considered conditional uses in Table 2.1 shall file applications for conditional use permits in accordance with County ordinance requirements. Additional requirements for golf courses and commercial equestrian facilities may be found in Policies 2.5.2 and 2.5.3, respectively.

Policy 2.5.2 Golf Course Development. Golf courses are a conditionally permitted use in Zone B. To be approved, the applicant must dedicate a conservation easement to the Conservancy and may participate in the Density Bonus Program if the conservation easement requirement is satisfied.

- a) A clubhouse, pro shop and restaurant are permitted ancillary uses.
- b) All structures accessory to golf course development (including residential units, if any) shall be located within the designated building envelope(s).
- c) The County shall review applications for golf courses with the same level of analysis as development projects, since golf courses require grading, infrastructure, and water supply similar to urban development.
- d) Specific development standards for golf courses are set forth in Section 7.7.

Policy 2.5.3 Commercial Equestrian Facility Development. Commercial equestrian facilities are a conditionally permitted use in Zone B (see Table 2.2). To be approved, the applicant shall comply with the standards and best management practices set forth in Section 7.8 as they are applied by the conditional use permit process for the specific site and project under consideration.

2.6 AGRICULTURE

Policy 2.6.1 Agricultural Support. Alameda County shall support agriculture in Zones B, C and D by assisting agricultural operations to address nuisance-related and other rural issues.

- a) A Rural Advisory Committee shall be encouraged to work with the County Sheriff's Department to develop a Rural Crime Prevention Program for the rural area.
- b) Signs shall be installed by the County to notify residents that owners of dogs harassing livestock shall be subject to fines, destruction of the dogs, or other punishments as authorized under state law.
- c) The County, in consultation with the County Agricultural Advisory Committee, shall consider developing a marketing program, providing low interest loans to support agricultural production, and assisting lessees of agricultural lands to purchase such properties.
- d) Other policies which support agriculture include Policy 2.6.2: Rural Advisory Committee, Policy 2.6.3: Agricultural Protection and buffer requirements of the Density Bonus Program.

Policy 2.6.2 Rural Advisory Committee. Alameda County, in consultation with the City of Livermore, shall establish a Rural Advisory Committee to address rural North Livermore issues. The Committee shall consist of five landowners from Zones B, C and D. The Committee may make recommendations to County staff for utilizing available funding for programs designed to retain and enhance North Livermore agriculture. Examples of such programs would be assistance in marketing of agricultural products, nuisance abatement, and measures for mitigating the impact of increased traffic on rural roads.

- a) Zone A development shall provide a total of \$2,500,000 in funding for use by Alameda County to support measures that will be directed towards encouraging the expansion of agriculture and for addressing issues related to the proximity of urban development. This fund is in addition to the \$2,500,000 to be paid by Zone A development for maintenance and improvements of Rural Area County roads, (see Policy 3.1.4).
- b) Funding shall be provided by a fee of \$200 (adjusted periodically for inflation) per Zone A unit to be paid to the City as a condition of Final Map approval and thereafter transferred to the County.

Policy 2.6.3 Agricultural Protection. The long-term viability of agriculture shall be protected through the use of such tools as "Right-to-Farm" ordinances and deed restrictions on adjacent residential development.

- a) The County shall enforce its Right-to-Farm ordinance. All applicants shall be required to mitigate potential residential /agricultural conflicts by including a clause in the sales contract of each home referencing the Right-to-Farm ordinance and indicating that the residence may be located near an existing or future agricultural operation, and that the homeowner recognizes that the property may be subject to noise, dust, odors, night operations, or other impacts resulting from the agricultural operation.
- b) All prospective purchasers in Zone B shall read and sign a statement permanently attached to the deed of purchase of the property, which requires the prospective buyer to acknowledge the historical and ongoing presence of agricultural operations within the Specific Plan Area, explains the types of activities which may be expected to take place in routine agricultural operations locally, and informs the prospective buyer of the provisions of the Right-to-Farm ordinance.
- c) This declaration shall explicitly state that noise, dust, odors, and other effects related to routine agricultural operations are allowable, and are not subject to control or regulation in response to complaints from nearby residents.

2.7 AGRICULTURAL WATER

Policy 2.7.1 Reclaimed Water for Irrigation Purposes. By the time of project buildout, the City of Livermore shall make available for purchase reclaimed water for agricultural irrigation. It is expected that 575 million gallons of reclaimed water per year (1,775 acre-feet) will meet the agricultural irrigation needs of Zone B as this amount of water is capable of irrigating approximately 700 acres of land. Lands receiving reclaimed water must be under easement to the North Livermore Conservancy, or owned by the Conservancy with a lease-back arrangement.

- a) Market-rate reclaimed water shall be provided to land placed under conservation easement to the Conservancy. Below market-rate reclaimed water shall be provided to land under conservation easement planted with permanent crops such as orchards or vineyards. In order to receive reclaimed water at below market rates, planting must occur within 12 months of receiving water, and a letter of credit and evidence of a long-term maintenance agreement must be provided to the County and City prior to provision of water. Reclaimed water use shall be monitored, and pricing and long-term contracts shall be adjusted as necessary to ensure adequate disposal as needed.
- b) The City shall provide reclaimed water to Zone B when the City has received requests from landowners within Zone B for irrigation water for a minimum of 350 acres, all of which must be placed under conservation easement.
- c) All development within Zone B contracting for reclaimed water shall be responsible for its share of reclaimed water system improvements from the terminus of the Zone A reclaimed water pipeline at May School Road. This responsibility can be met by either paying development fees, special assessments, or constructing improvements to meet the appropriate Public Works specifications. All landowners requesting reclaimed water shall participate in the cost of the system and future landowners connecting to the system shall make appropriate reimbursements to initial participants in the system.

2.8 MAY SCHOOL ROAD GREENBELT

The Specific Plan establishes a greenbelt at the Urban Growth Boundary to provide a transition between the Urban Area and the Zone B Rural Management/ Agricultural Enhancement Area and to facilitate pedestrian, bicycle and equestrian movement along the edge of the urban community. See Section 7.6 for a discussion of access, allowed uses, landscaping, and implementation of the greenbelt. See Figure 7.34 which shows the new alignment of May School Road and trail locations, and Figures 7.35 and 7.36 which show the planting scheme of the greenbelt in cross-section.

Policy 2.8.1 Greenbelt Buffer at May School Road. A permanent greenbelt buffer shall be established at May School Road between those areas designated for rural use in Zone B and those designated for new urban uses in Zone A. The total amount of land within the greenbelt special use park will be approximately 79 acres, with 51 acres in Zone B. See Volume II, Chapter 5.

2.9 LIVERMORE-PLEASANTON ROD AND GUN CLUB

Policy 2.9.1 Livermore-Pleasanton Rod and Gun Club. With development of North Livermore, the Rod and Gun Club (a semi-private shooting range), may continue to operate in its current location directly north of the Springtown area near Dagnino Road. The eastern portion of the present Gun Club site shall be designated as Resource Management, and shall function as part of a transition area/buffer between the Urban Area (Zone A) and the Rural Management Area (Zone B) to the north.

Policy 2.9.2 Rod and Gun Club Buffers. New development within the Planning Area adjacent to the Livermore Pleasanton Rod and Gun Club shall be responsible for mitigating any potential land use conflicts that may arise with this existing use.

- a) Those proposing development adjacent to the Rod and Gun Club property shall install a fifteen (15) foot high earthen berm, topped by an eight-foot chain-link fence, on that portion of the property proposed for development that is adjacent to the boundary of the Rod and Gun Club property.
- b) Permanent signs posted on the fence shall indicate that the adjacent property is used by the Rod and Gun Club, and that firearms may be in use on that property at any time.

- c) New development within one-half mile of the boundary of the Livermore-Pleasanton Rod and Gun Club shall be required to provide sufficient insulation and other design features in all proposed structures to reduce the noise associated with the sound of gunfire from the Rod and Gun Club to an acceptable level of 45 dBA Ldn interior noise.
- d) All developers and landowners of property within one-half mile of the Livermore-Pleasanton Rod and Gun Club shall provide disclosure statements to prospective purchasers regarding the potential for noise from Rod and Gun Club activities, such as sport shooting and target practice, to affect their property.
 - i. Developers and landowners shall provide the City or the County, as appropriate, with written documentation of their disclosure to all potential and actual purchasers.
 - ii. Developers shall also execute and record a noise easement for the benefit of the Rod and Gun Club as a condition of approval of any final subdivision or parcel map. The easement shall provide that nuisance civil or criminal liability actions against the operator or users of the Gun Club for excessive noise pollution are prohibited, so long as the Gun Club is operating in compliance with the laws, ordinances and regulations established at the time of its most recent use permit.

2.10 VISUAL CONSIDERATIONS FOR THE RECLAIMED WATER STORAGE RESERVOIR

A storage reservoir for reclaimed water is planned to be constructed in a shallow canyon area straddling portions of Zone B and Zone D (see Figure 6.1: Reclaimed Water Storage and FEMA Flood Zones). Under the Specific Plan's proposed wastewater disposal strategy, wastewater would be treated at the City's Wastewater Reclamation Plant to Title 22 water quality standards, and pumped to the Plan Area to be used for irrigation purposes. During the dry irrigation season, reclaimed wastewater would be pumped into a reclaimed water distribution system and used directly for irrigation. However, during wet weather periods when irrigation is not needed, excess reclaimed water would be pumped to a storage reservoir in the area described above. The stored water would then be used during the dry season for irrigation. The storage reservoir would be sized to contain approximately 740 million gallons.

Policy 2.10.1 Visual Considerations for the Reclaimed Water Storage Reservoir. A detailed siting study shall be conducted to precisely identify the location of the proposed reclaimed water storage reservoir. The siting and construction of this reservoir shall seek to minimize the visual impact that such a facility could have to the surrounding area.

- a) A detailed siting and construction study shall be conducted to identify the least visually intrusive siting location and construction solution feasible.
 - i. The proposed reservoir shall be graded to provide a smooth transition between the constructed dam and natural areas.
 - ii. Landscaping of the transition area should include oak woodland and grass planting to create a naturally appearing condition.

PART I - ZONE B

CHAPTER THREE: TRANSPORTATION & CIRCULATION

This chapter establishes policies for the transportation and circulation systems in the rural zones of the North Livermore Project Area. The intent of the policies is to preserve the character of North Livermore's rural areas by discouraging regional through traffic, minimizing traffic in existing residential areas, and providing trails where they would not conflict with agricultural activities.

3.1 RURAL ROADS

Major roadways in Zone B include North Livermore Avenue, May School Road, Dagnino Road and Manning Road. See Figure 3.1: Rural Lands - Transportation and Circulation Diagram. Roadway standards and design guidelines for rural roads are set forth in Section 7.6.

Policy 3.1.1 May School Road. May School Road shall serve as a local rural road. Access to Zone A housing shall be from the south, rather than off of May School Road. East of Bel Roma Road, May School Road shall end in a cul-de-sac and shall not provide direct access from Dagnino Road and Vasco Road to North Livermore Avenue, (see Figure 7.34: May School Road Alignment and Greenbelt).

Policy 3.1.2 Internal Roadway System. The internal roadway system within the Rural Lands shall not be improved so as to facilitate cut-through traffic from points north in Contra Costa County through the Plan Area to I-580.

Policy 3.1.3 County Roads. The County shall work to improve County roads to maintain safety.

Policy 3.1.4 Rural Road Funding by New Development. New development in the Urban Area shall contribute to the maintenance of rural roadways within Zones B, C and D. Funds may also be used for roadway structural and safety improvements.

- a) Zone A development shall provide a total of \$2,500,000 in funding for use by Alameda County in maintaining and improving roads within Zones B, C and D. This fund is in addition to the \$2,500,000 to be paid by Zone A development for mitigating impacts to the rural lands caused by urban development, (see Policy 2.6.2).
- b) Funding shall be provided by a fee of \$200 (adjusted periodically for inflation) per Zone A unit, to be paid to the City for transfer to the County at the time Final Maps are recorded in the City.

Policy 3.1.5 Density Bonus Program/Dedications and Road Improvements. Participants in the Density Bonus Program whose property fronts on County roads shall be required to dedicate to the County a total of 25 feet right-of-way from the existing road centerline (see Figure 7.32: County Roadway Standards and Policy 7.6.1).

Policy 3.1.6 Traffic Calming Measures. A Rural Advisory Committee (see Policy 2.6.2) shall make recommendations to County staff regarding needed traffic calming measures. The process identified in the County's adopted 1997 Neighborhood Traffic Calming Program will be utilized, where applicable, in addressing specific rural community concerns.

3.2 TRAILS

The Plan proposes multiuse trails along all creek corridors and arterial streets within Zone A, with eventual extensions through the rural zones to Los Vaqueros Reservoir and Brushy Peak. This system of local trails provides for implementation of a portion of EBRPD's Iron Horse Regional Trail system. The Park District's proposed Shadow Cliffs to Morgan Territory Trail segment would be implemented in approximately the alignment suggested by the District (see Figure 3.1: Rural Lands - Transportation and Circulation Diagram).

Policy 3.2.1 Regional Trails. The proposed East Bay Regional Park District regional trail from Shadow Cliffs to Morgan Territory shall be facilitated by providing a connection through the rural lands from the May School Road Greenbelt, north along North Livermore Avenue, to Morgan Territory Road via Manning Road.

- a) A 25-foot wide trail corridor right-of-way shall be offered for dedication as a condition of development approval for any rural development projects with property fronting the west side of North Livermore Avenue from May School Road to Manning Road and extending along Manning Road to Morgan Territory Road.
- b) Right-of-way may also be sought from new development along the eastern tributary to Cayetano Creek in Zone B that would allow continuation of the planned equestrian trail along the Cayetano Creek corridor in the Urban Area.

Policy 3.2.2 Trails within Zone B. The trails network in the Rural Area should be implemented using a variety of measures as they arise, including trail dedication and improvement by private interests or gifts. Intra-agency planning for funding, acquisition, improvement and maintenance of trails with LARPD, EBRPD, Contra Costa County and adjacent cities should be carried out where it will facilitate trail implementation.

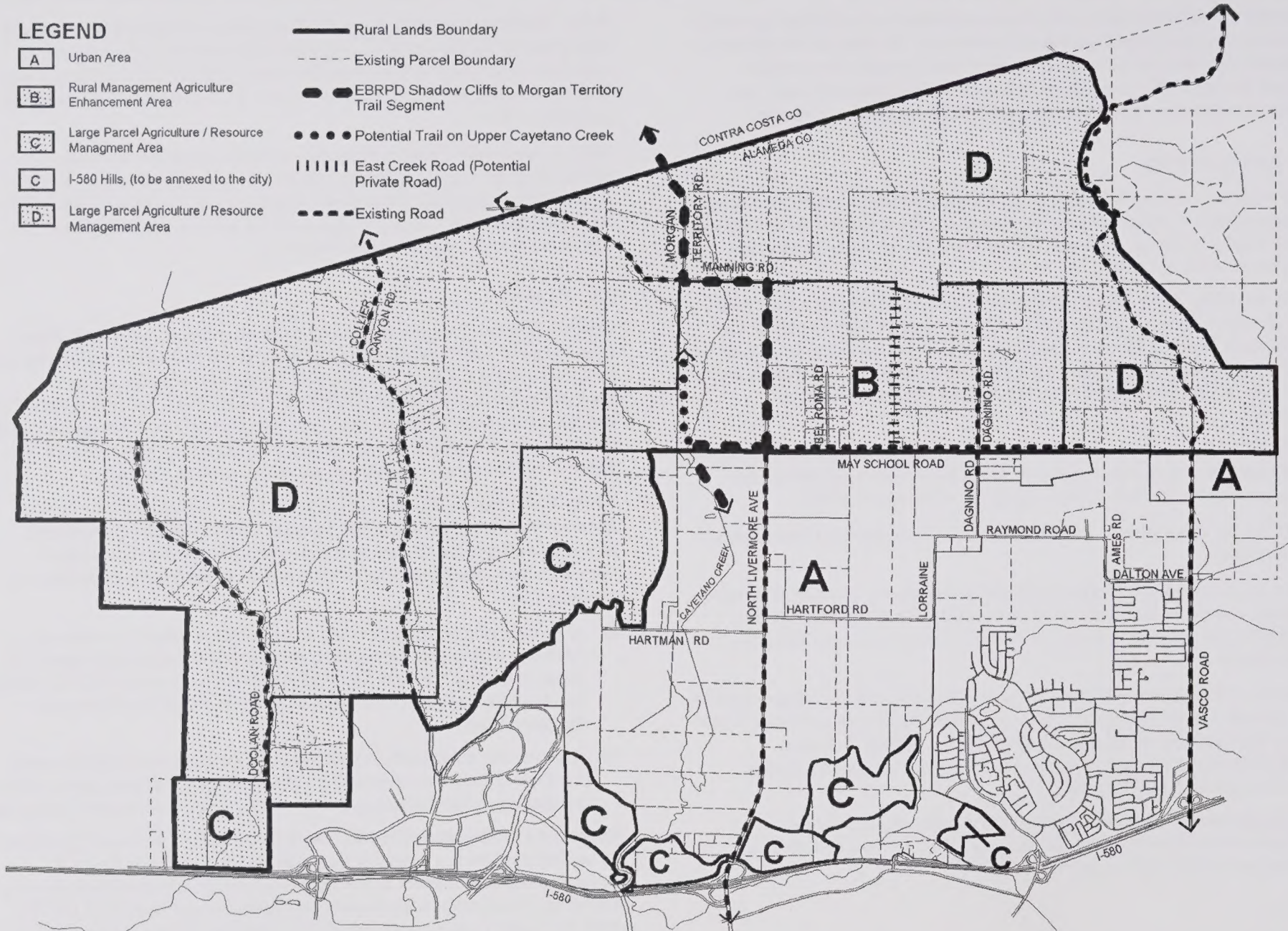


FIGURE 3.1: RURAL LANDS - TRANSPORTATION & CIRCULATION DIAGRAM

PART I - ZONE B

CHAPTER FOUR: RESOURCE PROTECTION

Chapter Four establishes policies for the protection of the natural and cultural resources located in Zone B of the North Livermore Specific Plan.

4.1 WATER QUALITY

Refer also to Section 4.5 Geotechnical Constraints/Grading and Erosion Control below.

Policy 4.1.1 Special Hydro-Geologic Studies. Special hydro-geologic studies shall be required for clusters of five or more building envelopes, commercial operations of more than 10 acres, such as nurseries, golf courses, and equestrian facilities (see Table 2.2: Land Use Definitions). The hydro-geologic studies should address the following:

- a) Groundwater extraction drawdown and well interference effects from proposed on-site wells
- b) Storm water runoff and water quality management
- c) Groundwater mounding and nitrate loading effects from on-site wastewater disposal

Policy 4.1.2 Water Quality Management Plans. Golf courses, nursery operations, and commercial equestrian facilities shall be required to prepare and implement water quality management plans to ensure minimal impacts to surface and groundwater quality.

Policy 4.1.3 Stream Setbacks. New development in Zone B shall be set back 125 feet from the centerline of Cayetano Creek and its western tributary.

Policy 4.1.4 Groundwater Monitoring. A groundwater quality monitoring program shall be established by Alameda County, in coordination with the City of Livermore, to measure the nitrate concentration of the groundwater resource underlying Zone B uses. This program is intended to monitor the effects of reclaimed irrigation water and other land uses on groundwater nitrate levels and to identify individual wells which exceed accepted standards.

Policy 4.1.5 Best Management Practices Water Quality. The County will cooperate with Zone 7, the Resource Conservation District, and the Regional Water Quality Control Board to develop and disseminate guidance to Zone B land owners on voluntary implementation of Best Management Practices (BMPs) to prevent and/or minimize degradation of surface and groundwater quality. Information packets describing BMP implementation and the benefits thereof shall be developed for as many of the approved Zone B land use practices as possible, including but not limited to:

- a) Agricultural and landscaping irrigation and fertilizer practices
- b) Confined animal facilities management, including management of animal waste through a pick-up and composting system, as well as controlling the number of horses and other farm animals on a per acre basis (see Section 7.8 Commercial Equestrian Facility Development)
- c) Golf course management
- d) Nursery management

4.2 BIOLOGICAL RESOURCES

The Specific Plan's Resource Conservation Program (see Volume III: RCP) comprehensively addresses the biological resources of the entire Specific Plan area. The RCP's Handbook of Management Practices provides specific measures to be implemented by the City and County, the North Livermore Conservancy, and private landowners for mitigating the effects of development on biological resources. The Handbook also provides measures for preserving and enhancing the Specific Plan's biological resources.

Most importantly for Zone B landowners participating in the Density Bonus Program, the RCP (see policies under Goal 5) and the Handbook outline the pre-construction surveys for special status species that will be required on all building envelopes proposed for development. The applicant must provide evidence that the area has been surveyed by a qualified biologist to locate any plant or wildlife special status species, and that a mitigation plan has been developed to protect any special status species and any sensitive or unique environmental characteristics, such as riparian or wetland areas.

RECLAIMED WATER STORAGE RESERVOIR SITE

A wastewater storage reservoir, intended to serve Urban Area development, is planned to be built in a location which straddles Zones B and D. Because sensitive species habitat may be disturbed as part of this infrastructure project, surveys shall be conducted to determine the presence or absence of California tiger salamander breeding and estivation habitat, red-legged frogs and other potential sensitive species. See Figure 6.1 for the location of the reservoir. Refer to the RCP Handbook for Management Practices for further discussion.

Policy 4.2.1 Environmental Considerations for the Reclaimed Water Reservoir. The reclaimed water storage reservoir shall be designed and constructed in such a manner as to minimize potential biological impacts.

- a) Should construction of the reclaimed water reservoir result in the loss of wetland habitat or the potential loss of sensitive plant or animal species, mitigation for this impact shall consist of the creation and enhancement of new wetland habitat to ensure no net loss, consistent with the goals and policies of the Resource Conservation Plan.
- b) All modifications to wetlands or other waters shall be coordinated with California Department of Fish and Game and the US Army Corps of Engineers, to the extent required by state and federal law, to ensure that all mitigation requirements and any design modifications are incorporated into the planning and design of the reservoir.
- c) Sensitive animal species which may be located at the site shall be salvaged and relocated to suitable areas within the habitat management area subject to resource agency approval.

4.3 CULTURAL RESOURCES

The Project Area's cultural resources consist of prehistoric archaeological sites and historical structures and artifacts dating from the early 19th century. Although there are no known archaeological sites located in Zone B, new sites may be uncovered during construction of a project, particularly under deep sediments adjacent to major drainages. Historic structures are associated with the settlement of the Livermore Valley beginning principally with the acquisition of the Rancho Las Positas by Robert Livermore and Jose Noriega in 1837. There are 4 known historic period structures and/or artifacts and debris associated with historic structures in Zone B.

Policy 4.3.1 Prehistoric/Archaeological Sites. If prehistoric sites are encountered during project development, the Prehistoric/Archaeological policies and implementation measures found in Volume II, Chapter Four shall be implemented as mitigation.

Policy 4.3.2 Significant Historic Resources. Significant historic resources such as buildings, special use structures, and artifacts which contribute to the heritage of the Livermore-Amador Valley shall be identified by the County in consultation with the City. Development shall be designed to avoid all significant historic resources, or, if avoidance is determined to be infeasible, to implement appropriate mitigation measures that offset or substantially reduce the impacts to these resources.

- a) The County and the City shall prepare a Map of Historical Resources to be on file at the City of Livermore Planning Department and the County of Alameda Community Development Agency.

- b) All properties that have not been previously surveyed as part of the environmental review for the North Livermore Specific Plan and which are identified on the Map for Historical Resources shall be field inspected by a qualified professional before approval of a tentative map for the subject property. Assessment of historic resources shall use the classification system applied by Holman & Associates (May 1998) for the North Livermore Specific Plan EIR and summarized below in subpolicy d).
- c) Development shall, where possible, avoid substantial adverse changes in the significance of historical resources. If avoidance is infeasible, the resource shall be maintained, repaired, stabilized, rehabilitated, restored, preserved, conserved or reconstructed according to the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer (referred to as, the "Secretary of Interior Standards"). If restoration on-site is infeasible, relocation to a receiving site shall be considered. If relocation is infeasible, historic resources shall be thoroughly documented (i.e., historic narrative, photographs or architectural drawings) before demolition by a qualified professional and the information made available at a public facility in or near the Project Area.
- d) All historical resources identified by the EIR survey, the Map of Historical Resources, and subsequently identified historical resources, shall be subject to three further levels of evaluation depending on the classification of the resource, i.e., Class I, Class II, or Class III. The resource will be considered significant if the evaluation shows, to the satisfaction of County and City staff, that the resource meets the criteria of significance described in CEQA Guidelines Section 15064.5.

All historical resource sites shall be documented as follows:

- i. Class I sites (Sites with Architectural Features and Potential for Historic Subsurface Deposits) that will be affected by development shall be formally recorded on State of California Primary Record Forms (Form DPR 523), and applicable attachments. For some of the sites, this will entail additional archival research and/or oral histories so that the importance of the site and the people associated with it can be evaluated in terms of local and state history. Class I sites with potentially significant standing structures shall be evaluated by a qualified architectural historian familiar with the region and its resources. Documentation may include photographs and drawings of structures if

they determined to be unique or best examples of their kind.

If the standing structures will be moved or destroyed, testing shall be conducted to determine the presence of significant subsurface features, such as buried foundations and filled-in privies and wells. If testing reveals the presence of archaeological historical debris, an amount of the material shall be hand excavated and curated with an archaeological repository.

- ii. Class II sites (Sites with Archaeological Potential but no Standing Architectural Features) that will be affected by development shall be formally recorded on State of California Primary Record Forms (Form DPR 523), and applicable attachments. These sites may also require additional archival research. If subsurface impacts will occur, testing should be conducted to determine the presence of significant subsurface features as described under (1) above.
- iii. Class III sites (Isolated Special Use Features) that will be affected by development shall be formally recorded on State of California Primary Record Forms (Form DPR 523), and applicable attachments.
- e) All archival information resulting from the above measures shall be made available to the public in a specially designated location in the community.
- f) Placement of an identifying marker on sites developed under the Plan and associated with important persons or families in the Livermore Valley (e.g., Livermore, Valentin, Munch, Doolan, Murray, Hartmann, Prall, and Cronin) shall be required prior to final map approval.
- g) A receiver site shall be identified within the Plan Area, by joint agreement between the City and the County, for the relocation of structures and the display artifacts of local historical interest. Possible sites in the Plan Area shall be determined based upon the suitability of the site for providing an appropriate historical context for the relocated structure. For structures that are identified or eligible for listing on a local historic resources inventory, the California Register of Historical Resources or the National Register, a receiver site shall be identified that maintains building orientation, setbacks and open space buffers so that the structure's eligibility for listing in the local inventory or State or National Registers is not compromised. The urban parks shall be considered as possible receiver sites for artifacts such as wind mills, wooden water tanks, and wagons. Proposals to move historic structures shall be reviewed by qualified professionals.
- h) Implementation of the above programs shall be the responsibility of the jurisdiction in which the resource is located:

- i. The City of Livermore shall implement the above programs for Zone A in conjunction with its Historic Preservation process as identified in City Ordinance, Chapter 2.44, Chapter 15.68, and Chapter 17.20. The City shall consult with County staff and the County Park, Recreation, and Historical Commission regarding all significant historical resources within Zone A.
- ii. The County shall implement the above programs for Zone B, C and D in conjunction with its Historic Preservation ordinance, when an ordinance has been adopted. Until that time, development sites containing significant Class I resources shall be referred to the County Parks, Recreation, and Historical Commission to make recommendations regarding the resource and determine if additional CEQA review is necessary. The County shall consult with City staff and the City's Historic Preservation Commission regarding all significant historical resources within Zone B.
- i) Costs for site survey, evaluation, documentation, and demolition shall be the responsibility of new development. Costs for the moving and restoration of historic resources shall be the responsibility of new development and/or agencies with a mandated interest in historic resource preservation.

4.4 GEOTECHNICAL CONSTRAINTS

Geological Conditions. Although hillside portions of North Livermore may be prone to landslides, most of Zone B is located in primarily non-hazardous geological environs. However, moderately steep areas and unstable colluvial deposits may be found in a number of fringe locations of Zone B as shown in Constraint Areas III and IV on Figure 4.1. Native topsoil is primarily a silty-clay with high plasticity and high expansion potential, which can pose some constraints to rural development.

Seismicity. Concealed strike-slip faults and thrust faults may be present at depth beneath the Livermore Basin in Zone B (see Figure 4.1). Specific locations, orientations and activity of these faults are subject to differing interpretations. However, strong ground shaking generated by an earthquake on a concealed fault could cause ground deformation or secondary ground cracking. The Greenville Fault, an active fault line within an Alquist-Priolo Fault Zone, cuts across the very northeast portion of the Plan Area adjacent to Zone B. This fault line could experience surface rupture during an earthquake. Earthquakes along this fault could also result in groundshaking, liquefaction and seismically induced landslides.

GENERAL

Policy 4.4.1 General Geotechnical. Development requiring grading (not otherwise exempt from the Grading Ordinance requirements) shall comply with the terms of the Alameda County Grading, Erosion, and Sediment Control Ordinance (see Code, Chapter 15.36). In the event of a discrepancy between the County's grading ordinance and the Specific Plan's geotechnical policies, the more restrictive shall apply as determined by the Alameda County Director of Public Works.

SEISMICITY

Policy 4.4.2 Setback from Active Faults. No structure intended for human occupancy shall be permitted within 50 feet on either side of the Greenville Fault, as defined by the Alquist-Priolo Earthquake Fault Zoning Act, unless an appropriate geologic investigation by a certified engineering geologist registered in the State of California determines development to be safe and demonstrates that the hazard of surface displacement is low.

Policy 4.4.3 Investigation for Potential Fault Traces. Development within 200 feet of any mapped potential fault trace as shown on Figure 4.1: Geologic Constraints, shall be approved only after an appropriate geologic investigation demonstrates that the hazard of surface fault rupture is not present. If the study finds a geologic feature that suggests that surface fault rupture could occur, then a 50 foot setback should be maintained, or a lesser setback if it can be demonstrated that the hazard of surface displacement is low.

Policy 4.4.4 Geotechnical Investigations. Prior to approval, all development proposed within areas of older alluvial deposits (Constraint Area VI, as shown on Figure 4.1) shall be subject to site-specific geologic/geotechnical investigations which shall address the potential for liquefaction and/or densification of subsurface soils.

- a) Investigations shall be performed under direction of a Registered Geotechnical Engineer (RGE) and/or a Certified Engineering Geologist (CEG) licensed in the State of California.
- b) Development should only be approved after a demonstration that liquefaction/densification are unlikely to occur, or that appropriate structural measures will be incorporated into the project.
- c) The applicant shall provide sufficient funds for peer review by an independent RGE or CEG to be retained by the County.

Policy 4.4.5 Resistance to Ground Shaking. All structures shall be built to seismic standards of the most recent edition of the Uniform Building Code effective at the time of development, and be designed and constructed to withstand groundshaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. Critical facilities and structures (such as schools, fire stations, civic centers, etc.) shall be designed and constructed to remain standing and functional following an earthquake.

Policy 4.4.6 Risk Reduction Measures. All construction proposed within the Project Area shall incorporate ground shaking gas cutoff valves, strapping of water heaters to prevent movement, and any other appropriate risk reduction techniques deemed feasible.

LANDSLIDING AND SLOPE INSTABILITY

Policy 4.4.7 Slope Stability Investigations. Site-specific investigations of slope stability issues shall be satisfactorily completed under the direction of a Registered Geotechnical Engineer or Certified Engineering Geologist licensed in the State of California prior to:

- a) Final approval by the County for any Zone B development within Constraint Area II, III and IV in the Geological Constraints map (see Figure 4.1).
- b) Reports shall identify slope stability hazards and present mitigations for any potential slope instabilities.
- c) The applicant shall provide sufficient funds for peer review by an independent RGE or CEG to be retained by the County.

Policy 4.4.8 Landslide Evaluation. All development proposed in areas within 200 feet of any mapped landslide shall be approved only after demonstration to the satisfaction of the County by a Registered Geotechnical Engineer and/or Certified Engineering Geologist licensed in the State of California, that proposed development will not be threatened by the landslide. Such investigations shall specifically be required for proposed development in the following areas:

- a) The east side of Constraint Area IV in the northcentral portion of Zone B. Remediation techniques should be identified in a design-level geotechnical investigation. Remediation methods are expected to include removal of all or part of the slide debris, creation of a buttress fill, and installation of proper subsurface drains.

EXPANSIVE SOILS

Policy 4.4.9 Soils Investigations. Prior to development approval, geotechnical investigations shall be performed for all areas proposed to be paved (foundations, streets, driveways, etc.) to identify potential areas of expansive soils. If such soils are found, the report shall present recommendations for design and construction that can limit the effects of expansive soils. Such recommendations may include: increased road base; thicker foundation widths; pre-saturation of fill soils and placement above optimum moisture content; placing non-expansive imported soil in the upper portion of the building pad; spread footings, pad foundations, or footing wall foundations; or a combination of these methods.

GRADING AND EROSION CONTROL

Policy 4.4.10 Erosion Control Plan. Prior to approval of grading permits for individual development projects, a detailed erosion control plan shall be prepared in accordance with permit conditions and requirements of the State Water Resources Control Board's Best Management Practices (BMPs) or equally effective measures.

- a) The report shall be prepared by a civil or geotechnical engineer registered in the State of California.
- b) This plan shall include appropriate measures to limit the effects of soil erosion and impacts on surface water quality due to soil erosion during construction, such as: the use of sediment basins and sediment traps; hay bale dikes and silt fences; gravel construction entrances and maintenance programs; and hydro-seeding.

Policy 4.4.11 Grading on Slopes. The County shall not permit development within any area outside the Urban Growth Boundary which exceeds 25 percent slope in order to minimize hazards associated with slope instability.

Policy 4.4.12 Grading Plans. Grading plans shall be prepared under supervision of a Civil Engineer or Landscaped Architect (licensed in the State of California) to insure that all cuts and fills are properly designed, placed and compacted. Grading plans shall be reviewed by a Geotechnical Engineer and the County prior to project approval.

Policy 4.4.13 Monitoring Grading. All grading shall be observed and tested under supervision of a registered Geotechnical Engineer or a Certified Engineering Geologist.

Policy 4.4.14 Grading Restrictions. No rough or mass grading activities shall be permitted between the period of October 1st and April 15, other than those grading activities exempted by the Grading Ordinance, without the specific authorization of the County Public Works Agency.

RECLAIMED WATER RESERVOIR

Policy 4.4.15 Geotechnical Considerations for the Reclaimed Water Reservoir. The reclaimed water storage reservoir shall be designed and constructed in such a manner as to minimize potential safety impacts.

- a) The California Division of Dam Safety shall review and approve the design and construction of the storage reservoir.
- b) Construction of the reservoir shall include appropriate remediation of existing landslide conditions to eliminate slide hazards and provide stable abutments and foundation for the dam.
- c) Geotechnical investigations shall be conducted at the reservoir site to provide a basis for design. In the event that faulting is found to be present in the vicinity, the final design of the dam shall address the structural requirements of this facility to appropriately remediate any potential effects associated with ground shaking, surface rupture and earthquake induced landslides.

4.5 NOISE

Limited development will occur in Zone B, primarily under the Plan's Density Bonus Program. Required setbacks under the Density Bonus Program (350 feet from a public road or 250 feet if planted with an intensive agricultural crop, and 250 feet from adjoining properties) will place clusters of new residences away from any likely significant noise source.

Policy 4.5.1 Noise Mitigation. The County shall limit or appropriately mitigate new noise-sensitive development in areas exposed to projected noise levels exceeding 60-dB based on the California Office of Noise Control Land Use Compatibility Guidelines.

Policy 4.5.2 Noise Reduction Techniques. The County shall require the use of noise reduction techniques (such as buffers, building design modifications, lot orientation, earth berms, landscaping, building setbacks and real estate disclosure notices) to mitigate noise impacts generated by transportation-related and stationary sources as specified in the California Office of Noise Control Land Use Compatibility Guidelines.

LEGEND

- | | | | |
|--|--|---|--|
|  | Constraint Area I -
Greenville Fault, Alquist-Priolo
Special Studies Zone |  | Constraint Area V -
Gentle slopes and low
susceptibility to landslides |
|  | Constraint Area II -
Upland areas with steep slopes
($>30\%$) and high landslide
potential |  | Constraint Area VI -
Older alluvial deposits, liquifiable
layers may be present |
|  | Constraint Area III -
Alluvial and colluvial deposits
prone to landslides |  | Potentially concealed faults |
|  | Constraint Area IV -
Upland areas with moderately
steep slopes ($\pm 15\%$) and
moderate landslide potential | | |

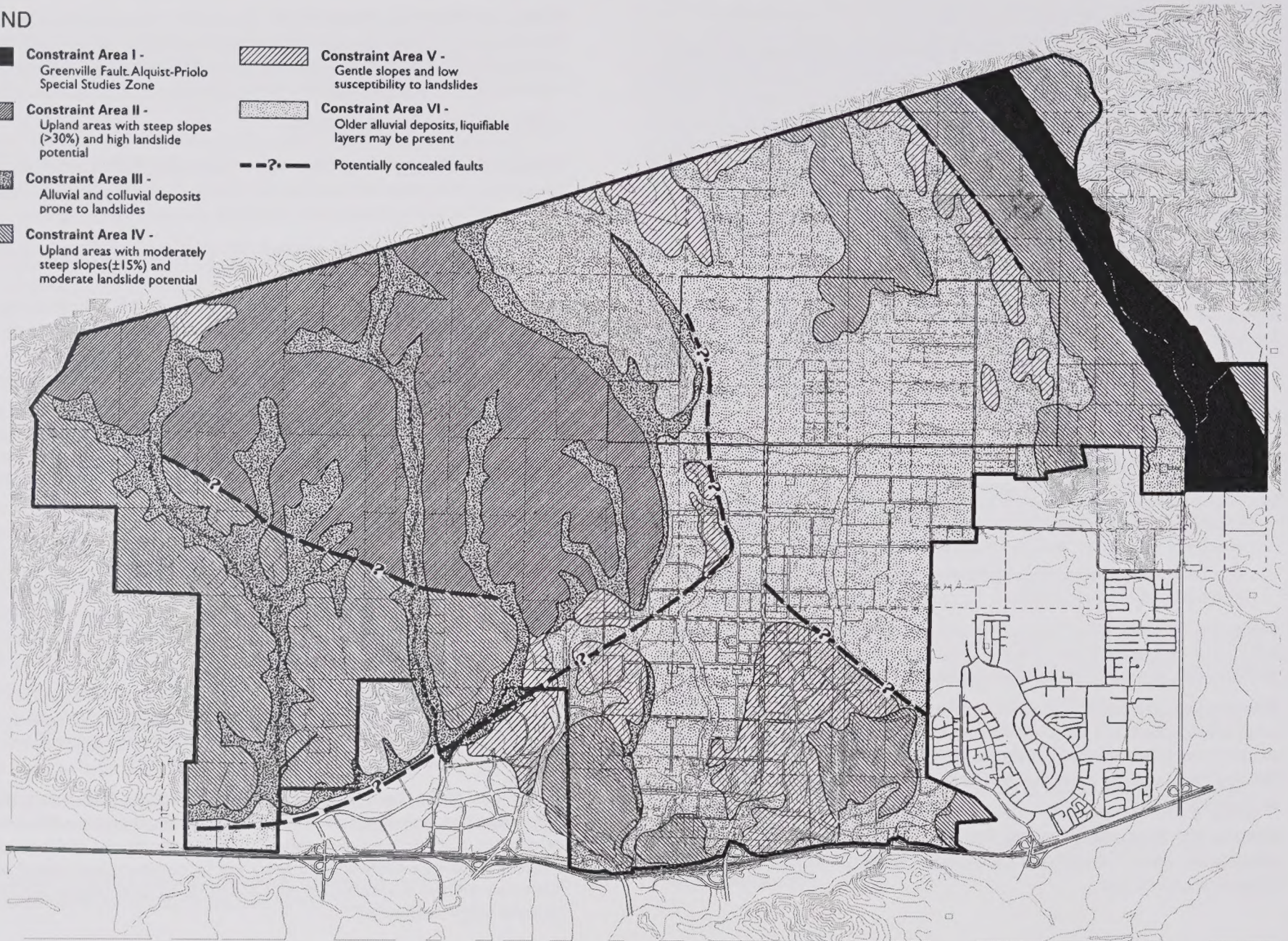


FIGURE 4.1: GEOLOGIC CONSTRAINTS

PART I - ZONE B

CHAPTER FIVE: PUBLIC SERVICES

5.1 POLICE, FIRE AND EMERGENCY SERVICES

Under the Specific Plan, Zone B will remain under the jurisdiction of Alameda County. However, due to the proximity of Zone B to the Urban Area, plan policies provide that Zone B will receive fire, police, and emergency services from the City of Livermore.

Policy 5.1.1 Service Provider. Police, fire, and emergency medical services shall be provided to Zone B by the City of Livermore subject to a funding agreement. Under the agreement, Alameda County and the City of Livermore shall enter into a memorandum of understanding and/or tax sharing agreement whereby appropriate property tax revenues shall be re-allocated to the City in exchange for providing such services.

Policy 5.1.2 Emergency Access. Emergency service shall be provided by the City and other jurisdictions with whom the City has mutual aid agreements. All new development within Zone B shall be coordinated with the Livermore-Pleasanton Fire Department (LPFD) to ensure that adequate emergency vehicle access is provided to all development areas, and that emergency vehicle access routes are designed to LPFD specifications.

Policy 5.1.3 Fire Prevention and Safety Standards. All new development within Zone B shall be subject to the fire prevention and safety standards adopted by the Livermore-Pleasanton Fire Department. In those instances where proposed development conflicts with established standards, the LPFD will work with the City of Livermore, Alameda County and the developers to find appropriate solutions that meet the multiple objectives of the Specific Plan.

Policy 5.1.4 Rural Residential Development Adjacent to Grassland Areas. All new homes proposed in rural residential portions of the Plan Area shall be sited and designed to minimize risks to life and property, consistent with the following.

- a) **Defensible Space.** All new development in Zone B shall incorporate a defensible space not less than 30 feet in width between buildings and adjacent grassland areas.
 - i. This defensible space shall include the back or side yards and, if necessary to achieve the 30' minimum dimension, a buffer in the open space that is to be mowed once a year in the spring.

- ii. Back or side yard landscaping within this defensible space shall be irrigated, shall utilize fire-resistant plant species, and shall avoid the use of highly flammable trees and other vegetation. Any trees utilized in this area shall be clustered to avoid creating continuous canopies.

- b) **Fencing Materials.** All fencing materials used in areas adjacent to grassland open space shall be constructed of predominantly non-combustible materials (e.g., metal or concrete, open wire mesh, etc.).

Policy 5.1.5 Fire Prevention During Construction. During construction, new development in Zone B shall be required to implement fire prevention measures in order to minimize the potential for wildland fires, as indicated by the Livermore-Pleasanton Fire Department and the Wildland-Urban Interface Manual.

Policy 5.1.6 Minimization of Fire Hazards in Open Space Areas. All open space adjacent to the urbanized portions of Zone A shall be maintained so as to minimize fire hazards.

- a) **Reducing Fuel Loads.** Owners of private open space lands and agencies responsible for maintenance of public park and recreation lands shall be responsible for ensuring that fuel loads do not build up in areas adjacent to residential development.
- b) **Fire Trails/Fire Breaks.** Owners of private open space lands shall integrate fire trails and fire breaks into the open space trail system, and shall coordinate with the Livermore-Pleasanton Fire Department regarding standards for any access roads required in these areas.
- c) **Access Roads.** Owners of open space lands shall coordinate with the Fire Department regarding standards for access roads in these areas, and shall minimize environmental impacts stemming from road construction.

PART I - ZONE B

CHAPTER SIX: INFRASTRUCTURE

6.1 POTABLE WATER SUPPLY

Policy 6.1.1 Potable Water in Zone B. New development in Zone B shall be served by individual wells unless potable water is otherwise provided under Policy 6.1.3 below.

Policy 6.1.2 Individual Wells. New development using individual wells shall be responsible for conforming to applicable health standards and for obtaining the necessary permits from the County Director of Public Works, as described in County Ordinance 6.88.

Policy 6.1.3 Potable Water for Zone B Land Uses. Potable water supplies shall be extended from the Urban Area (Zone A) to serve Zone B residential land uses under the following conditions:

- a) At such time as the potable water system serving the Urban Area is constructed to serve land uses north of Hartman Road, a water main shall be extended along Bel Roma Road. Zone A development shall assume the cost for this extension. Residents of the Bel Roma neighborhood shall be responsible for providing the connection from the main to their individual residence.
- b) If the results of the groundwater monitoring program (see Policy 4.1.4) indicate that nitrate concentrations within the groundwater serving as the drinking water supply for other residential areas within Zone B are exceeding 10 mg/l, then potable water shall be made available by the City of Livermore for those residential uses. On-site wells may be used to supply water for non-potable uses. Users shall bear the costs associated with the conveying of potable water from the closest water main.

Policy 6.1.4 Water Conservation. The County shall require the efficient use of potable water provided to Zone B.

- a) Water conservation measures shall be conditions of approval for any new development that is provided with potable water.
- b) All new development that is provided with potable water shall mitigate projected water consumption by applying one or more best management practices that reduce water consumption. These practices include use of low-flow shower heads, faucets and toilets, and use of drought-resistant plant materials.

6.2 WASTEWATER DISPOSAL

Policy 6.2.1 Rural Wastewater Systems. Development in Zone B will be served by on-site wastewater treatment and disposal systems (i.e. septic tank and leachfield, or approved alternative).

- a) The County shall only approve new rural development that uses on-site septic systems in accordance with the wastewater policies of Zone 7 and the Alameda County Department of Environmental Health, and that are consistent with the Alameda County Septic Tank Ordinance (Alameda County Code, Title 13 (Chapter 13.04) and Title 15 (Chapters 15.16.14-23).
- b) Groundwater nitrate loading from septic systems associated with new residential or commercial development within Zone B shall be no more than the projected nitrate loading that would be expected from one rural residential unit per 5 acres (i.e., a TDS and nitrogen loading equivalent to a domestic wastewater flow of 380 gallons per day per 5 acres).

Policy 6.2.2 Alternative Rural Wastewater Systems. The County shall consider the use of advanced pretreatment systems and alternative disposal systems by new or existing development if it can be satisfactorily demonstrated that the system employed will reduce the nitrate and other pollutant loading to the performance level of an equivalent rural residential unit per five acres. Alternative systems would typically consist of sand filter pretreatment and all-pressurized sub-surface disposal (i.e. pressure distribution along the leach lines) where flow levels would be less than 10,000 gallons per day.

- a) The County shall revise the County's Septic Tank Ordinance to include design standards and siting criteria for alternative treatment and disposal systems.
- b) Until such time as the County Septic Tank Ordinance may be revised to allow alternative systems for the treatment and disposal of wastewater, a permit or waiver for construction of such systems must be obtained from the San Francisco Bay Regional Water Quality Control Board.
- c) In North Livermore, alternative disposal systems may not be larger than 10,000 gallons per day per system and may not exceed 76 gallons per acre. For example, a system on a 100 acre parcel may not exceed 7,600 gallons per day.

6.3 STORM DRAINAGE

Policy 6.3.1 Storm Water Conveyance. Storm water should be conveyed through existing natural drainage channels, grass-lined swales, roadside ditches or other surface storm drainage-ways wherever possible. To the degree possible, storm drainage systems should be designed to maintain natural drainage patterns, minimizing construction of curbs, gutters and underground storm drains. Storm drainage systems should utilize natural wetland areas where possible, to improve storm water quality.

6.4 FLOOD PREVENTION AND FLOOD CONTROL

According to the 1997 Federal Emergency Management Agency (FEMA) Flood Insurance Study, 100-year flows overtop the banks of the eastern branch of Cayetano Creek as it flows through Zone B, (see Figure 6.1: Reclaimed Water Storage and FEMA Flood Zones).

Policy 6.4.1 Avoidance of Flood Zones. New development within the Planning Area shall not be approved within areas with potential flooding hazards defined as any area which has been identified as within the 100-year flood zone by either the Federal Emergency Management Agency (FEMA) or the Alameda County Flood Control and Water Conservation District (ACFCWCD).

- a) Development areas may be removed from the 100-year flood zone along Cayetano Creek through construction of acceptable and appropriate flood control improvements that lower water surface elevations and reduce the extent of flooding along certain flood-prone reaches.

6.5 UTILITIES

Policy 6.5.1 Pacific Gas & Electric High Voltage Transmission Lines and Substations. The County shall consult with Pacific Gas & Electric regarding appropriate locations and design of any proposed high voltage transmission lines and/or substation within Zones B, C or D. It shall be County policy that any such lines or substations be located to minimize visual impacts to the area.

- a) The transmission of power from the substation to the Urban Area should be in underground conduits.
- b) A substation, if required, should be adequately screened from all adjacent public right-of-ways.
- c) Overhead 230kV lines visible from the central portion of the Project Area shall be strongly discouraged.

Policy 6.5.2 Local Utility Services. Electrical, cable television, and telephone service will be provided by above-ground (overhead) facilities consistent with County rural standards. Gas services will be provided via underground lines.

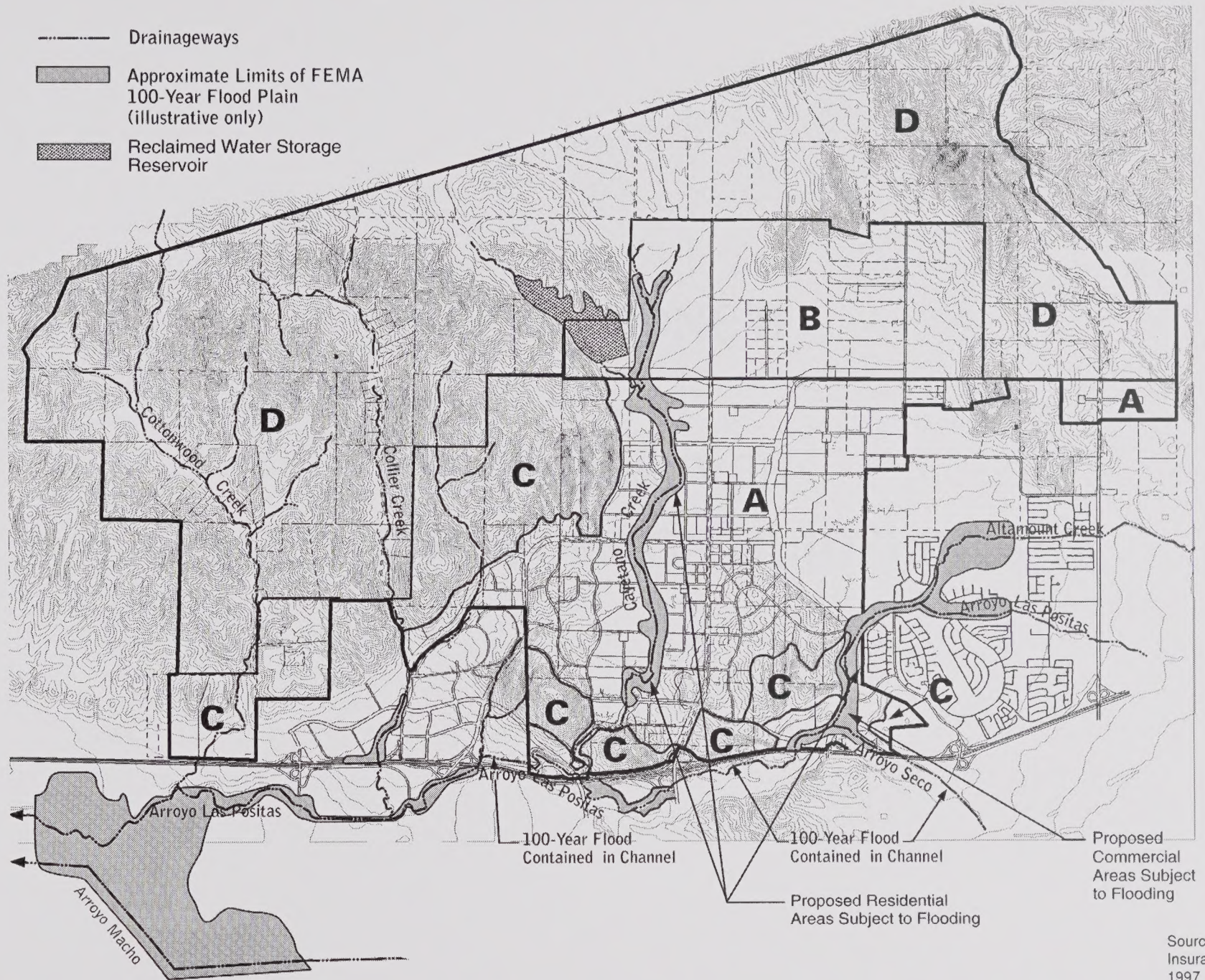


FIGURE 6.1: RECLAIMED WATER STORAGE AND FEMA FLOOD ZONES

PART I - ZONE B

CHAPTER SEVEN: STANDARDS & DESIGN GUIDELINES

The physical identity of Zone B is the product of several elements, including: the relatively flat topography within the area, the backdrop of hills to the north of the area, the absence of significant mature vegetation, the scattered pattern of existing houses and agricultural buildings, the predominance of dry-land agriculture, and the overall rural agricultural quality of the area.

It is a fundamental aim of the North Livermore Specific Plan to maintain this identity for Zone B, through the creation of new rural building sites that are sensitive to the natural landscape, that maintain the viability of agricultural activities, and that in form and character promote a rural atmosphere. In other words, new construction in Zone B should reflect the area's unique character and tradition, and not be a continuation of suburban and urban development patterns proposed for Zone A. To this end, the Specific Plan has revised the list of permitted uses in Zone B to focus primarily on rural residential, agriculture, agriculture-related commercial, and open space/recreation uses (see Table 2.1 for permitted uses).

The standards and design guidelines contained in this chapter are intended to ensure the sensitive assimilation of new structures into Zone B's rural landscape. The chapter is organized into eight sections.

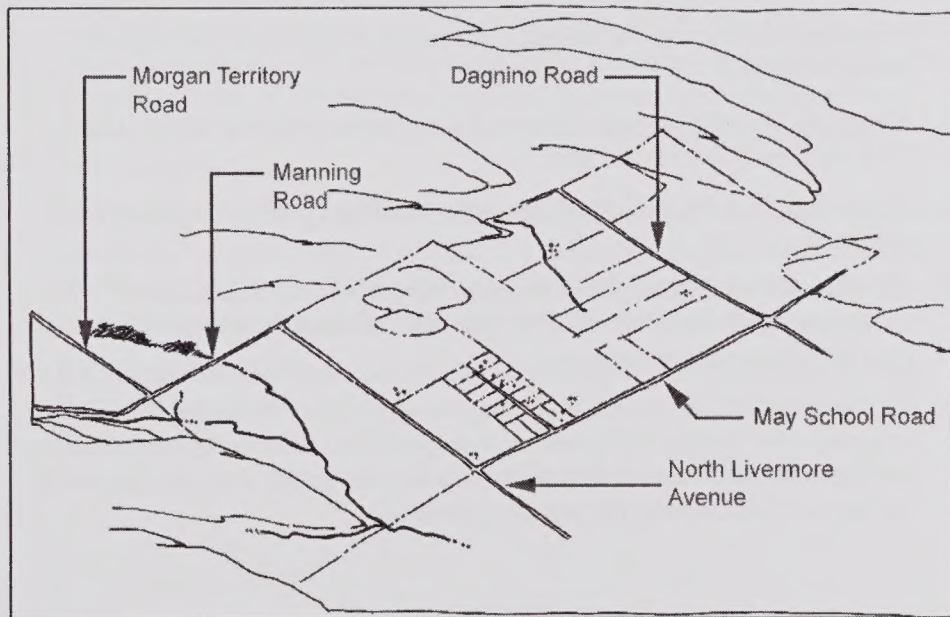


FIGURE 7.1: AERIAL VIEW OF ZONE B

7.1 PARCELS NOT PARTICIPATING IN THE DENSITY BONUS PROGRAM (INCLUDING THE BEL ROMA SUBDIVISION)

Some landowners in Zone B may choose to not participate in the Density Bonus Program, or may be unable to meet the minimum parcel size requirement for participation. For these non-participants, proposed subdivision or new residential development will require consistency with the following development standards and design guidelines as appropriate. Any new commercial development must also comply with the commercial standards and design guidelines in Section 7.4. Policies 7.1.1 and 7.1.2 are intended to be consistent with the East County Area Plan's Table 9 "Standards for Subdivision and Site Development Review for Agricultural Parcels."

Policy 7.1.1 Building Envelopes. The County shall require all tentative maps in areas designated "Large Parcel Agriculture" or "Resource Management" to identify a building envelope of no more than two acres on each proposed parcel. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review for residential development. The following standards shall apply to both new parcels and existing legally buildable parcels:

- a) One building envelope of no more than two acres shall be designated on each parcel.
- b) All residential development and residential accessory uses shall be located within a designated building envelope of no more than two acres.
- c) Each building envelope shall have an approved access route between the site and a county-maintained road; the approved access route shall conform to the applicable Fire Department requirements, and shall be designed to minimize visual impacts and to ensure stability. Grading, drainage, and other improvements necessary for the installation and maintenance of the access route shall be shown on the tentative map and analyzed during the development application review process.
- d) The building envelope shall not be located on a slope of over 25 percent, on top of a ridgeline, or where a building may be silhouetted against the skyline.
- e) The standards for subdivisions contained in this section (Section 7.1) shall also apply to the location of all building envelopes and access routes.

Policy 7.1.2 Subdivisions. The County shall use the following standards in reviewing proposals to subdivide land designated for agriculture in East County:

- a) The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the subject parcel and affected adjacent parcels, but shall not be smaller than 100 acres.
- b) The subdivision of land shall not interfere with the ability to initiate or continue agricultural use on-site or on adjacent parcels either directly (by the location of fencing or structures) or indirectly (by introducing incompatible land uses or increasing the speculative value of the land for non-agricultural uses).
- c) The subdivision shall not adversely affect the potential agricultural productivity of the property or ongoing agricultural uses in the vicinity.
- d) The subdivision shall not adversely affect existing and adjacent land uses.
- e) The subdivision shall be configured to optimize the availability of soils best suited for agricultural use, as determined through consideration of soil and geotechnical characteristics, including soil classifications and the location of landslides, water sources, faults and related features.
- f) The subdivision of parcels under Williamson Act contract shall be consistent with State and county Williamson Act requirements.
- g) The subdivision shall be consistent with any existing agricultural easements.
- h) Range lands shall be retained in large, contiguous blocks of sufficient size to enable commercially viable grazing.
- i) The subdivision shall not interfere with or detract from the use of publicly owned land.
- j) The subdivision shall be configured to minimize visual impacts on public roadways, publicly owned land, and existing and proposed trail alignments identified in documented public agency plans.
- k) The subdivision of land shall include, where appropriate, the dedication of conservation easements consistent with documented public agency plans to create or connect public use trails or open space areas, (see Figure 3.1: Rural Lands - Transportation and Circulation Diagram).
- l) The subdivision shall be configured to respect natural topography and natural features including, but not limited to, streams, ridges, prominent slopes, and watersheds.

- m) The subdivision shall be configured to avoid the significant loss of potential wildlife habitat or significant natural vegetation. Neither the subdivision of land nor on-going or proposed agricultural uses on such subdivided land shall interfere with the ability of any identified species of concern to use the site as habitat or as a corridor linking identified habitat areas.
- n) The subdivision shall include access to each parcel that is consistent with appropriate Fire Department agency requirements, and shall be subject to reasonable response times for emergency services.
- o) The subdivision shall not significantly degrade surface or groundwater quality or publicly-owned watershed lands.
- p) Subdivision approval shall require proof of the availability of water sufficient to serve residential uses, as permitted under the Zoning Ordinance; fire fighting needs; and on-going or proposed agricultural uses.
- q) The subdivision shall be configured to minimize the creation of and susceptibility of the subdivision and adjoining lands to fire hazards.
- r) The subdivision shall not substantially contribute to cumulative impacts resulting from agricultural subdivisions.

Policy 7.1.3 Secondary Units in Zone B. Approval of one secondary unit per parcel shall be subject to the following development standards:

- a) Secondary units are not allowed on parcels participating in the Density Bonus Program.
- b) Maximum allowable square footage for secondary units on parcels of all sizes shall be 1,200 square feet.
- c) All secondary units shall be on the same building envelope as the primary residence.
- d) All secondary units must be subordinate to the primary residence, architecturally compatible with the primary residence, and share an access road with the primary residence.
- e) The designation "secondary unit" may be applied to a structure which was originally the primary residence on a property should the original primary residence be 1,200 square feet or smaller in size. In this case, the proposed second unit can become the primary residence.

- f) All applications for secondary units on parcels 25 acres or less in size shall be processed through individual rezoning applications to a Planned Development (PD) District. Parcels larger than 25 acres and less than 100 acres shall be subject to Site Development Review with approval by the Planning Commission. Parcels 100 acres and larger shall be subject to Site Development Review with approval by the Planning Director.
- g) For parcels smaller than 10 acres, Zone 7 clearance shall be required prior to processing of any secondary unit applications.

Policy 7.1.4 Setbacks

- a) **Non-participants in the Density Bonus Program (Bel Roma excepted).** The County's existing A (Agricultural) District zoning requirements regarding yard setbacks (i.e. setbacks within the building envelope) shall continue to apply.
- b) **Bel Roma Subdivision.** Setbacks shall be 50 feet from front, rear and sides of the parcel.

Policy 7.1.5 Site Coverage

- a) **Non-participants in the Density Bonus Program (Bel Roma excepted).** As required under Table 9 of the East County Area Plan (ECAP) (see Section 7.1), all development shall occur on two-acre building envelopes. Site coverage shall be based on the Floor Area Ratio (FAR). The FAR is the total gross floor area of all buildings permitted on a building envelope divided by the total net area of the building envelope, expressed in decimals to two places. FARs will be calculated based on the total amount of enclosed building space.

The County's existing site coverage requirements shall continue to apply on parcels of 100 acres in size or larger. For these parcels, the maximum FAR shall be 0.50 of the building envelope. The FAR for parcels larger than 5 acres and smaller than 100 acres shall be 0.20 of the building envelope.
- b) **Bel Roma Subdivision.** All structures shall have a maximum Floor Area Ratio (FAR) of 0.40.

Policy 7.1.6 Residential Guidelines

- a) **General.** The area's existing visual character shall be emphasized through appropriate use of building materials, architectural features and careful siting so that structures are subordinate to the landscape and do not block public views of open space from adjacent roads.
- b) **Siting.** All residences shall be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties.
- c) **Driveways.** All-weather gravel driveways are generally acceptable for grades up to and including 12 percent. Driveways exceeding 12 percent are generally of an approved hard surface. Exceptions may be granted where it is determined that safe access can be provided for emergency as well as passenger vehicular needs.
- d) **Architectural Design:**
 - i. All buildings and accessory structures within each building envelope shall have a consistent architectural style. Additions to existing buildings must be architecturally compatible with the existing building.
 - ii. The architectural style of the buildings and structures shall generally reflect the region's historical tradition, its climate, and the rural setting.
 - iii. Structures shall be designed in proportion to the size and configuration of the building envelope on which they are placed. Structures on ridgelines and hilltops should be avoided.
 - iv. Design elements such as porches, terraces and verandas are encouraged to provide shading, links between buildings or building elements, and architectural richness.
 - v. Simple, functional building forms shall be used and combined in such a way as to avoid rectangular, box-like forms (for good examples, see Figure 7.17)
 - vi. Wineries and other establishments open to the public shall include an outdoor landscaped area(s) with amenities such as trellises, gazebos and protected patios. Landscaping and vine planting should be used to screen large structures.
 - vii. The maximum allowed height of any dwelling shall be 35 feet. The maximum permitted height of any commercial building shall be 40 feet. Building elements such as cupolas, towers, widow's walks, and dormers may exceed the maximum heights subject to Site Development Review.

- viii. The use of trailers and mobile homes as primary dwellings is strongly discouraged.
- e) **Colors and Materials.** A small number and variety of materials shall be used on facades. Use of subdued colors such as warm gray, beige, cream, rust, tan and natural woods on all structures is encouraged. Color selection shall be appropriate to the style of the structure. Highly reflective colors and surfaces are to be avoided.
- f) **Fencing.** Open fencing is encouraged. Wire fencing may be appropriate but chain link fencing shall be avoided.
- g) **Landscaping:**
- Landscaping shall reflect the region's historical nature, climate, and rural setting.
 - Residences shall be landscaped to provide for the comfort, privacy and enjoyment of their residents and to establish, protect and complement the visual quality and character of the rural community.
 - Owners are encouraged to use non-invasive native plants to line driveways. See Section 7.5 for a list of recommended plants and trees.
- h) **Mailboxes and Addressing.** Each residence shall have its address visibly posted at the site driveway entrance.
- i) **Lighting:**
- Excessive lighting on individual sites, including lighting used for accenting special features and use areas, can create a uniform glow that tends to obscure the night sky, resulting in a community that has an urban appearance. Thus, lighting for landscaping, driveway, security, and residences shall be oriented internally towards the site and be designed, installed and operated to not radiate or emit glare toward adjacent highways, roads or other developments
 - Lights shall be designed to minimize upward glare by recessing or utilizing appropriate shielding.
 - Wherever possible, low pressure sodium vapor lighting should be used for all applications, including lighting for parking lots, pedestrian ways, commercial and residential lighting and any purpose for which color definition is not important.
 - The illumination intensity of lights shall be sufficient only for the intended purpose, and shall not call attention to itself. The primary

objective of exterior lighting shall be safety for pedestrians and other non-vehicular uses around the primary building on the site.

- j) **Parking.** Two parking spaces must be provided per primary residence and one parking space for a secondary unit in accordance with the County Ordinance. The parking spaces must have a minimum area of 180 square feet, a minimum width of 9 feet, a minimum length of 18 feet, exclusive of maneuvering space and driveways, and must be independently accessible from the street at all times. Gravel paving is acceptable.

With a secondary unit, sufficient room for a fourth car must be provided somewhere on the building envelope but need not comply with the above size and access requirements.

7.2 DENSITY BONUS PROGRAM - SITE DESIGN

The following standards and guidelines for site design shall apply to all residential and commercial development taking place under Zone B's Density Bonus Program:

Zone B is characterized by a high degree of visual openness due to the absence of significant topography or mature vegetation within its planning area. This results in the entire area being visible from the County roads that border and bisect it. From the vantage of the public roadways, where most viewing of the area will occur, the eye is immediately drawn across the open expanse of fields to the hills that form Zone B's visual backdrop. The introduction of new structures therefore, will have a significant effect on existing views and will alter the natural character of the area. However, if the new rural residential and agricultural structures allowed under the Specific Plan are properly sited and designed, Zone B can develop a distinctive and integrated character and the visual changes to the landscape can be minimized.

Policy 7.2.1 Clustering. The concept of clustering rural residential and agricultural structures is taken directly from the development patterns of the rural homesteads, or "farm compounds" that are scattered throughout the Valley. The farm compound generally consists of a cluster of residential and agricultural structures bound together by a stand of shade trees and surrounded by a sea of agricultural fields. Taken together, this combination of elements creates a distinct visual unit in the rural, agricultural landscape. While the farm compound typically accommodates a single family, rather than a cluster of families, it provides a physical prototype that can be effectively used without being significantly out of step with existing rural development patterns.



FIGURE 7.2: RURAL PLAIN WITH HILLS BACKDROP

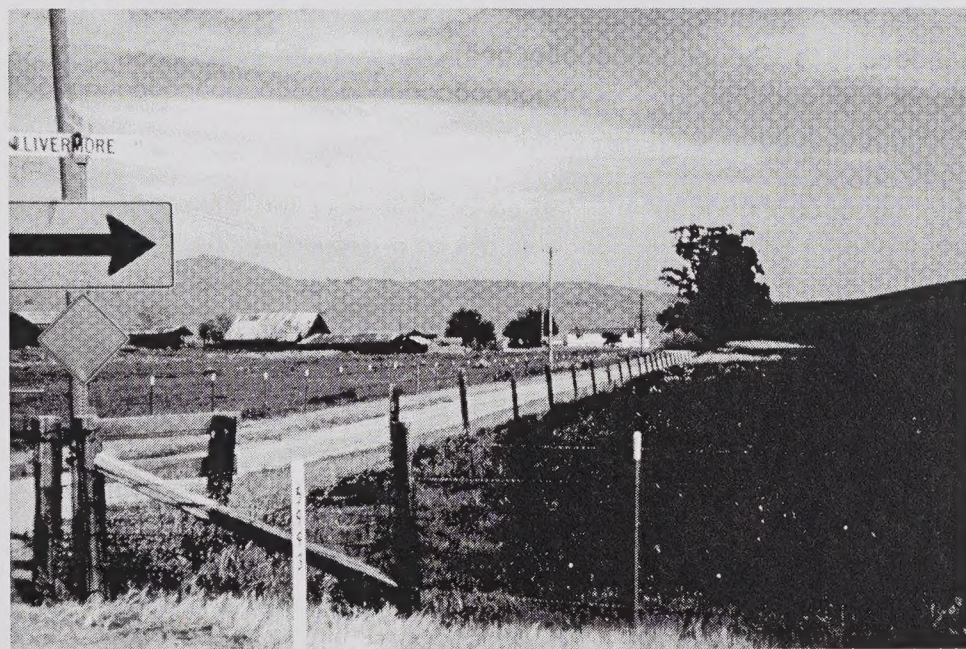


FIGURE 7.3: TYPICAL FARM COMPOUND

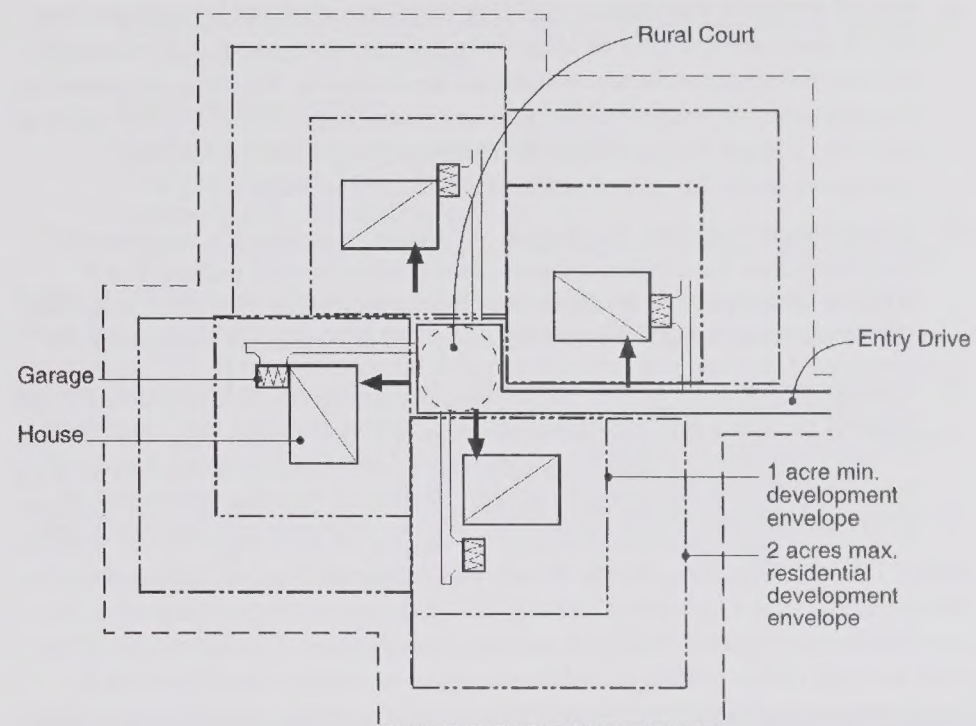


FIGURE 7.4: PROTOTYPICAL LAYOUT OF RESIDENTIAL DEVELOPMENT CLUSTER

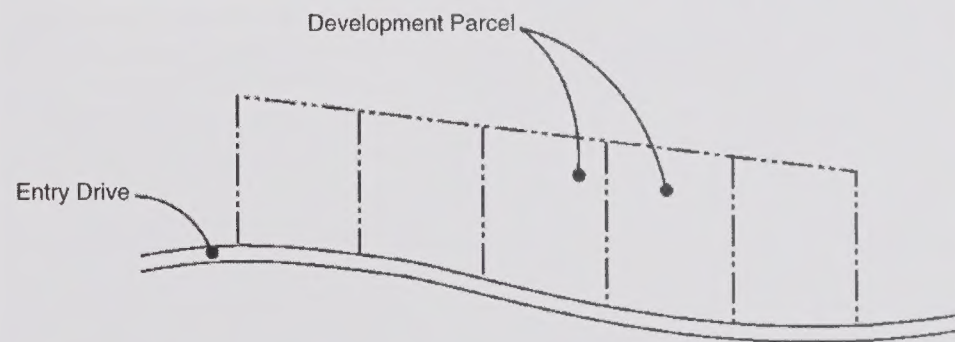


FIGURE 7.5: LINEAR DEVELOPMENT PATTERN IS DISCOURAGED

- a) **Size of Building Envelopes.** Building envelopes shall not be less than one acre in area, and shall not be larger than 2 acres for residential development, or more than 6 acres for non-residential development. Building envelopes for a combination of residential and non-residential uses can be up to six acres in area (i.e., 2 acres for residential development, plus up to 4 additional contiguous acres for agricultural support structures, winery, etc.).
- b) **Clustering of Building Envelopes.** A “cluster” consists of a minimum of two contiguous building envelopes. Ideally, a cluster will include 3 or 4 building envelopes but shall generally not include more than six. Exceptions can be permitted based on sensitive siting and mitigation of visual impacts.
- c) **Configuration of Clusters.** Generally, clusters should be kept as compact as possible to reduce their apparent size. To this end, building envelopes within a cluster should be contiguous, or nearly so. Linear or elongated layouts of new structures are discouraged, except where such a configuration can be shown to minimize visual impact and be more responsive to site conditions.

Policy 7.2.2 Buffers from Public Roads and Adjacent Parcels. Under the standards that follow, generous setbacks and wide agricultural buffers are to be provided between public roadways and new development. The intent is that this zone between public roadways and development envelopes should be kept in permanent, active agricultural production. The idea of deep setbacks from public roadways is also taken from the farm compound development pattern where residences typically are more centrally located to a large parcel, and have deep setbacks from the main road. The existing homesteads on the Jensen and Taylor properties in Zone B are good examples of this, both being setback hundreds of feet, with a long entry drive connecting the farm compound to the main roadway. The prototypical pattern is of a cluster of structures surrounded by agriculture, rather than development on the edge of the field. Clustering of new structures with deep setbacks from the public roadways and surrounded by open agricultural fields can successfully mimic this traditional rural pattern. Deep setbacks will also have the beneficial effect of reducing the prominence of new construction in public views (i.e., the new structures actually occupy a smaller percentage of the overall viewshed when located farther from the viewer).

- a) **Buffer Zones Abutting Public Roadways.** The minimum depth for buffer zones between building envelopes and a public road right-of-way shall be 350 feet, unless planted with an intensive agricultural crop such as vineyards or orchards. If the buffer zone is planted with an intensive agricultural crop, the minimum setback can be reduced to 200 feet.

- b) **Buffer Zones Between Clusters.** On property under common ownership, a 500-foot minimum agricultural buffer shall be provided between clusters of proposed building envelopes.
- c) **Buffer Zones Between New Development and Adjacent Property Lines.** A 250-foot minimum agricultural buffer shall be maintained between new development envelopes and adjoining properties under different ownership. This setback can be waived if development on adjoining properties is coordinated to cluster new construction along the shared property line. Owners of adjacent properties, particularly those parcels that are small and have limited flexibility in meeting the setback standards, are encouraged to coordinate their development proposals to provide a superior project. If, due to the small size of a parcel, the setbacks from adjacent properties cannot be achieved, and coordination of development with adjoining properties is not feasible, siting of development shall maximize the distance between existing and possible future development.
- d) **Buffer Zones Between New Development and Adjacent Property Lines.** Setbacks from adjacent property lines can also be waived for contiguous parcels under common ownership. Landowners with contiguous properties are encouraged to plan for their properties comprehensively in order to create a superior project.
- e) **Buffer Zones Between New Development and May School Road Greenbelt.** The structural setback for property owners immediately adjacent to the May School Road Greenbelt shall be 30 feet.

Policy 7.2.3 Building Envelope Setbacks. The setback standards within each building envelope attempt to balance a sense of spaciousness between adjacent building envelopes, while still maintaining a relatively compact cluster of buildings within the larger agricultural open space framework. The general approach is to allow wide side yard setbacks, while maintaining more moderate front yard setbacks.

- a) **Front Yard Setbacks.** The minimum street frontage yard setback shall be 40 feet, and the maximum street frontage yard setback shall be 100 feet. The street frontage yard is the area located between the entry drive and rural court and the facade of the structure that faces it.
- b) **Side and Rear Yard Setbacks.** The minimum side yard setback shall be 50 feet. The minimum rear yard setback shall be 5 feet.

Policy 7.2.4 Entry Drive. Given the setbacks required from public roadways, new development will be accessed via private access driveways. Landscaping should be used to distinguish one driveway from another and to enhance the sense of entry/arrival to the individual development areas. However, while it is important to identify and distinguish these driveways, it is also important that they be integrated to the agricultural landscape rather than be set apart from it. To this end, landscaping should avoid overly decorative features associated with standard suburban subdivisions, and instead focus on using materials and patterns that are consistent with the rural setting.

- a) **Paving and Entry Drive Width.** The entry drive shall be paved for the first 20 feet from the public road with the remainder of the distance to have an all-weather surface. The drive shall have a minimum width of 12 feet if serving 4 or fewer parking spaces and 20 feet if serving 5 or more parking spaces.
- b) **Tree Windrows.** Private access drives should include a continuous, regularly spaced planting of street trees from the public road to the “farm compound” (i.e., cul-de-sac) at its terminus. These windrows can consist of either a single row of trees along one side of the driveway or a row of trees along both sides. Typically, a single species should be used, but a combination of two different species can also be effective.
- c) **Tree Spacing.** The spacing of trees will be dependent on the species used, but should generally not be more than one and a half times the diameter of the tree canopy at maturity.
- d) **Suggested Tree Species.** The intent of the tree planting along project entries is to provide an attractive and distinctive entrance, while maintaining a rural agricultural character. Use of overly ornamental species and those typically associated with suburban development areas (e.g., Bradford Pear, Liquidambar, Flowering Plum, etc.) are discouraged. Generally, tree species associated with the agricultural and native California landscape are favored. Tree species suggested for access driveway landscape include:

- i. Species Associated with Agriculture

Almond - *Prunus triloba*

Walnut - *Juglans spp*

Olive (non-fruiting) - *Olea europaea* ‘Swan Hill’ or ‘Wilsonii’

Mulberry (non-fruiting) - *Morus alba*

Flowering Peach - *Prunus spp.* ‘Early Double Pink’ or ‘Early Double Red’

Lombardy Poplar - *Populus nigra* ‘Italica’ (plant only where invasive roots will not be a problem)

- ii. Other Suitable Species

California Buckeye - *Aesculus californica*

California Pepper Tree - *Schinus molle*

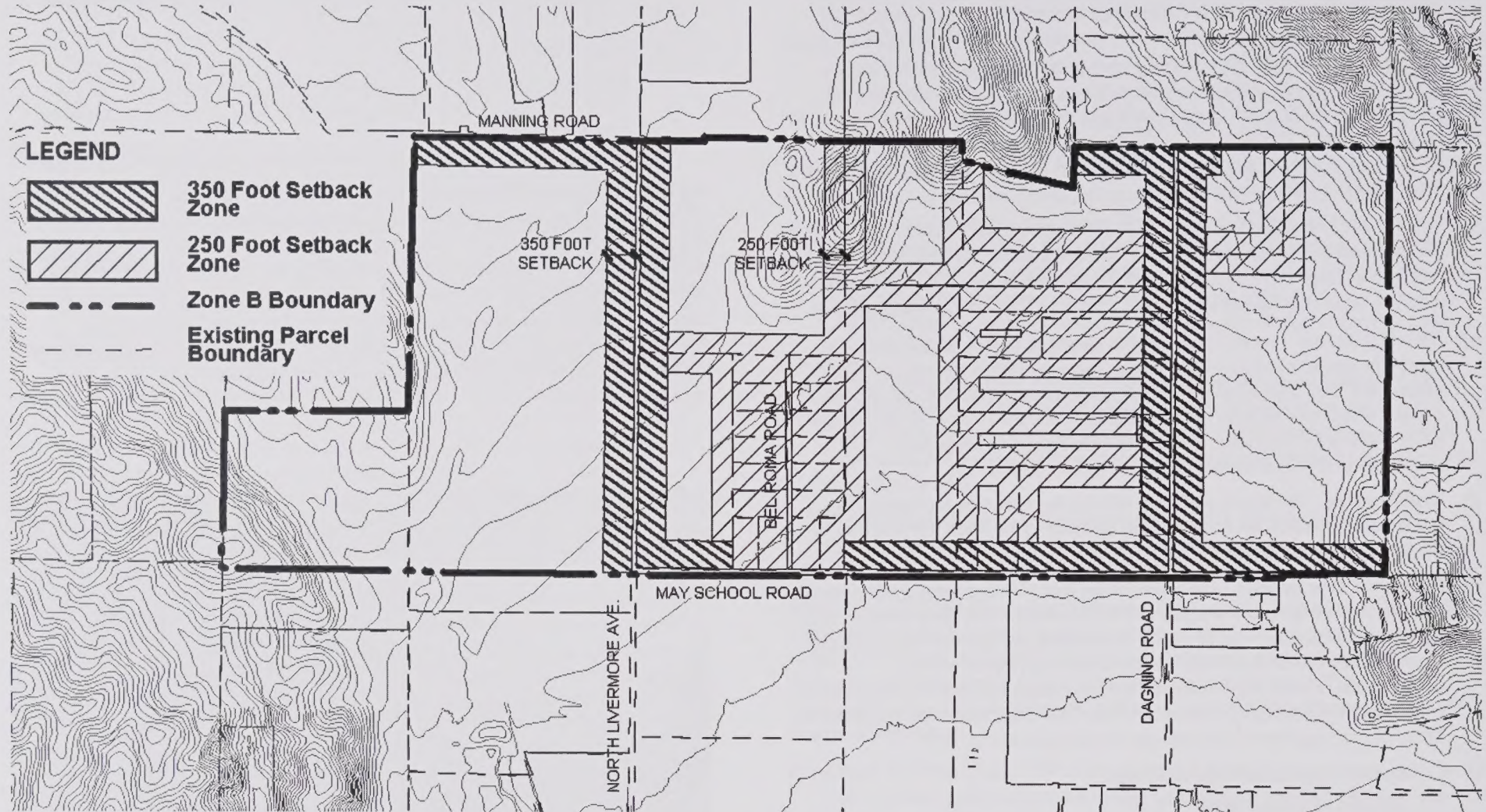
London Plane - *Platanus acerifolia*

Oaks - *Quercus spp.* (*Q. suber*, *lobata*, *rubra*, *coccinea*, *ilex*, *agrifolia*)

Policy 7.2.5 Entrance Features. Decorative entrance features such as entry signs, gates, wrought iron grill work, ornamental plantings, etc. are generally discouraged for all but commercial uses that cater to area visitors. Commercial uses may introduce decorative entrance features, but such features should be restrained in their design and compatible with the rural setting. Entrance features shall be set back a minimum of 20' feet from the public road right-of-way. Entrance features may not exceed 5' in height from finished grade, and shall not obstruct critical sight lines for motorists. Any entrance walls shall be built of natural materials.



FIGURE 7.6: TYPICAL FARM COMPOUND SETBACK



NOTES:

- 1) SEE TEXT FOR EXCEPTION TO 350 FOOT SETBACK WHEN VINEYARD OR ORCHARD IS PLANTED.
- 2) SEE TEXT FOR REQUIREMENTS FOR PARCELS UNDER COMMON OWNERSHIP OR DEVELOPED IN COORDINATION WITH ADJACENT PARCELS.
- 3) 30 FOOT SETBACK FROM BUFFER REQUIRED AT MAY SCHOOL ROAD GREENBELT.

FIGURE 7.7: BUFFER ZONES ALONG PUBLIC ROADWAYS AND ADJACENT PROPERTIES

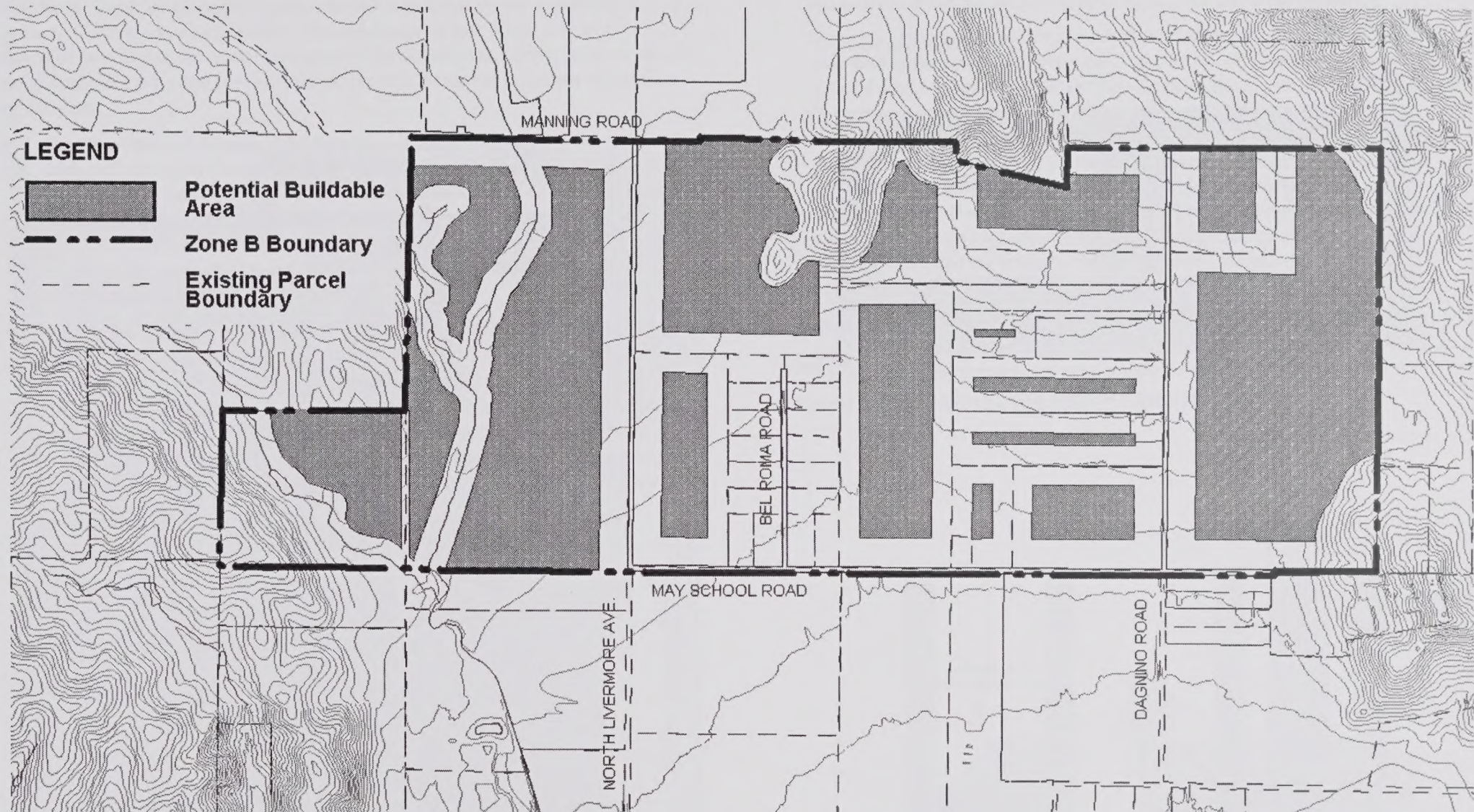


FIGURE 7.8: DEVELOPABLE AREAS WITHIN SETBACKS

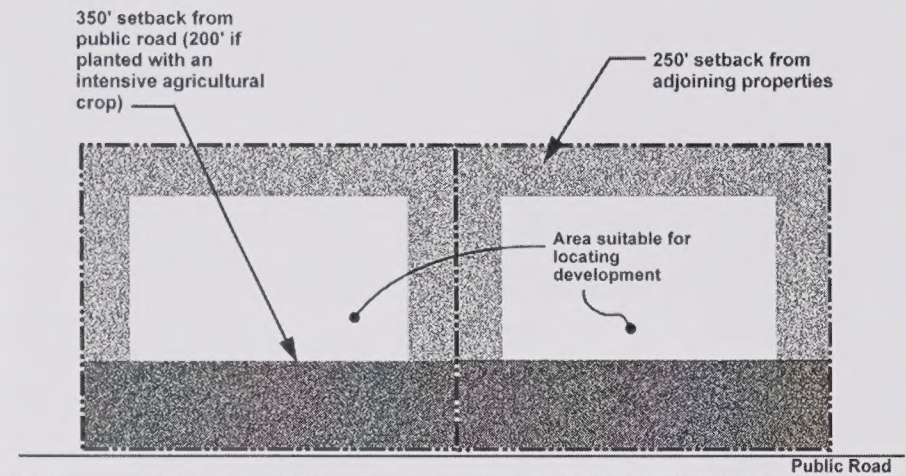


FIGURE 7.9: BUILDING ENVELOPE SETBACKS

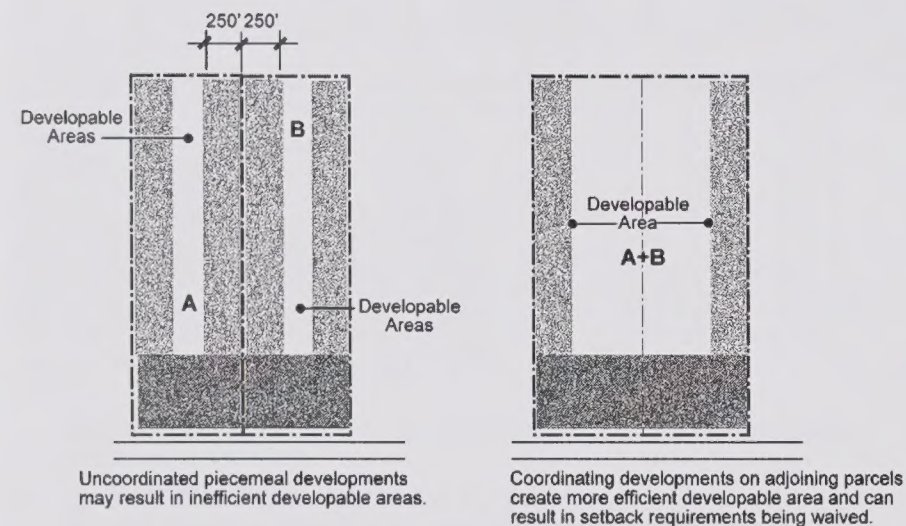


FIGURE 7.10: COORDINATION OF DEVELOPMENT ON ADJACENT PARCELS

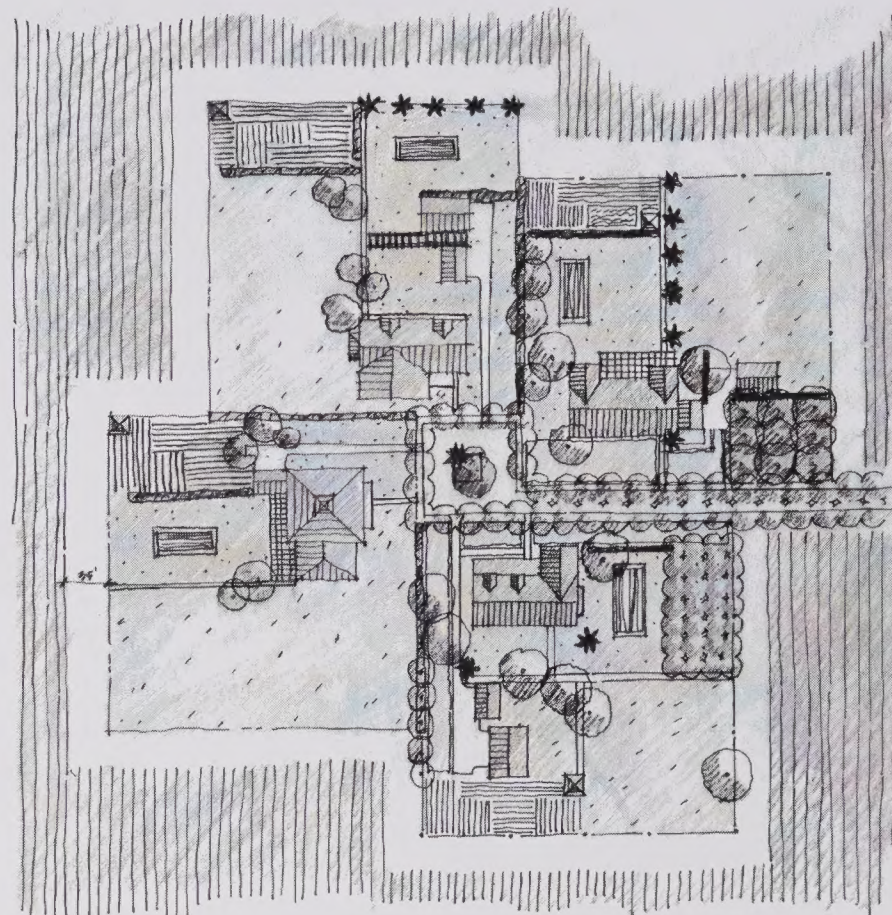


FIGURE 7.11: PROTOTYPICAL PLAN OF RURAL COURT AND BUILDING CLUSTERS

Policy 7.2.6 Rural Courts. The Rural Court is the terminus of the private driveways that provide access to each development cluster, or “farm compound”. The Rural Court is the central landscape and circulation space organizing homes in each “Farm Compound” cluster. The landscape of the “Rural Court” is intended to enhance the visual character of the streetscape, reinforce the sense of neighborhood unity, and provide microclimate control that enhances the comfort of residents.

- a) **Configuration of Courts.** The terminus of these residential drives should be designed as a square or rectangular “court” with a 20 foot minimum inside turning radius and a 90 foot outside turning radius, some on-street parking, and landscaping. Standard large-radii cul-de-sacs with expansive paved cross-sections and surrounded by pie-shaped lots are discouraged. In order to minimize the amount of continuous paved area, each court should have a central island/median for landscaping.
- b) **Planting Character and Pattern.** The Rural Court landscape should generally have a more rural character than is found in typical suburban or urban neighborhoods. Rather than providing a single, evenly spaced line of trees along the perimeter of the court, the street landscaping should have a more random and more natural appearance. This is not to suggest that a regular spacing of trees cannot be used. Rather, that such formal planting shall be supplemented with a less formal landscape planting. The overall



FIGURE 7.12: TREE WINDROWS ALONG ROADS

effect of the street landscaping should resemble a natural area more than a manicured garden. Landscape planting shall be introduced into island areas or medians in the middle of the court as well as along the perimeter.

Typically, larger tree species should be planted to provide a recognizable structure to the street landscape and to the development cluster. These will generally be canopy trees that provide shade to the Rural Court during the hot summer months. Below the large canopy trees there can be clusters or clumps of smaller tree species that are planted to add variety and lushness to the streetscape. The ground plane should contain drought-tolerant shrubs, groundcover or grasses. Turf grasses should be minimized within the landscape areas along the roadway, but native and drought-tolerant grasses may be used as ground cover. The use of compacted gravel or pervious pavers for the driving surface within the Rural Courts is encouraged.

- c) **Coverage.** The introduction of large canopy trees that provide shade to the streetscape is encouraged. Trees in the Rural Court should provide at least 75 percent shade coverage of the street area, based on the projected ten-year canopy diameter for each selected species.



FIGURE 7.13: CROSS-SECTION OF RURAL COURT

7.3 DENSITY BONUS PROGRAM - RESIDENTIAL DEVELOPMENT

The following design standards and guidelines shall apply to the construction of all new residences developed under the Zone B Density Bonus Program:

Policy 7.3.1 Architectural Style

- a) **The Rural Residence.** The attractiveness of many of the older rural buildings in the Livermore Valley lies in their simplicity. They generally are shaped to reflect their function and respond to the climate and topography, shunning excessive articulation and ornamentation. Regardless of style, the simple, restrained approach to design gives much of the development in the Valley a unified, coherent quality (see Figure).

Since most of these homes were built before the advent of tract subdivisions, each house tends to have its own character. However, owing to the building practices of the time, these homes also tend to share many characteristics, such as: pitched roofs, most with a 6:12 rise or greater; vertical windows (i.e., taller than they are wide); primarily clapboard exterior sheathing; and light-value colors that help reflect the heat. Many of these houses are built in simple Queen Anne or Craftsman style.

- b) **The Farm Compound.** The farm compounds that are scattered throughout the Valley also manifest this simple, restrained approach to design. Although these compounds contain a variety of residential and agricultural structures whose function and design are different, they maintain a unified appearance. The residences include more articulation and detail, such as porches, dormers and decorative trim. By contrast, the farming structures (e.g., barns, sheds, and water tanks) are plain and simple in form with scant ornamentation or superfluous materials. Despite the formal differences between the living and working areas, the entire compound still holds together as a coherent architectural composition because of the underlying economy of form and restraint in the use of materials and colors (see Figure 7.15).

Policy 7.3.2 Building Layout and Massing. Buildings within the development areas should emulate the simple elegance found in the Farm Compound and in the historic residences in the area. To this end, buildings should exhibit simple, rather than contrived, massing, and forms and shapes that clearly signify their use and function.

- a) **Building Hierarchy.** Within any given development envelope, the siting and character of structures should reflect a recognizable hierarchy, with the principal building being most prominent. For example, on a residential lot the

house shall appear as the principal building. On a commercial site, the building used by the public should appear as the principal building.

The principal building will generally be larger in scale, greater in detail and articulation, and more prominently sited than secondary structures (e.g., garages, second units, and accessory buildings). Such secondary structures shall be arranged so as to appear separate in form and scale from the main building. Even when the principal building is not the largest in scale, it should still be distinguished through its prominent siting and greater attention to detail (see Figure 7.16).

- b) **Floor Area Ratio.** All commercial and residential structures shall have a maximum Floor Area Ratio (FAR) of 0.20. The Floor Area Ratio is the total gross floor area of all buildings permitted on a building envelope divided by the total net area of the building envelope, expressed in decimals to two places. FAR's will be calculated based on the total amount of enclosed building space.
- c) **Massing.** All buildings should be simple in overall form and in roof configuration. Articulation of the building massing shall be obtained by appending smaller components to the main body of the building rather than by conjoining equally distinctive elements. Large buildings shall be broken down into simple "barn-sized" blocks rather than comprising a single mass (see Figure 7.17).
- d) **Maximum Heights.** The maximum height of any residential building will be 35 feet. The maximum permitted height of any commercial building will be 40 feet. Building elements such as cupolas, towers, widow's walks, and dormers may exceed the maximum heights subject to Site Development Review. Cellular phone towers, and other communication towers, are prohibited unless they are co-located with structures that would otherwise be permitted, and they do not adversely affect views from public areas.
- e) **Ancillary Elements.** Dormers, porches, balconies and other ancillary elements are encouraged as a means to articulate and give scale to the main body of the building. However, ancillary elements shall be scaled so as not to compete with the massing of the main body of the building. Single-story porches, verandas, terraces, arcades, covered walkways, trellises, pergolas, and garden walls should be used to reinforce the notion of the farm compound and provide elements that develop a strong connection between buildings and the landscape.

- f) **Roof Form.** A simple roof form shall cover most of the main body of the building (or separate blocks of a larger structure). Gabled or hipped roofs are encouraged, as are eaves and overhangs. Flat roofs, geodesic domes, and clipped eaves are prohibited. Exception — Flat roofs may be permitted as part of second floor balconies and terraces, provided they do not exceed 10 percent of the gross floor area of the house.
- g) **Roof Pitch on Main Structure.** The roof pitch of the main body of a building should range from a 6/12 to a 12/12 rise over run. On limited occasions, buildings may have shallower roofs where it is consistent with an intended architectural style or feature, but in no case shall the roof pitch over the main body of a building be less than a 4/12 rise over run (Figure 7.18).
- h) **Windows.** Windows should be of a vertical proportion, with a vertical/horizontal ratio ranging from 1.5:1 to 2:1. Glazed horizontal openings should be divided with multiple, ganged vertical windows whose proportions are within the specified ratios. Glazing shall be non-reflective. Suggested window and door prototypes include double hung and casement or fixed sash. Large glass areas such as required for greenhouses or “atriums” may be permitted on elevations not visible from public streets or Rural Courts and will be considered on a case-by-case basis (see Figure 7.19).



FIGURE 7.14: RURAL BUILDING WITH SIMPLE DESIGN

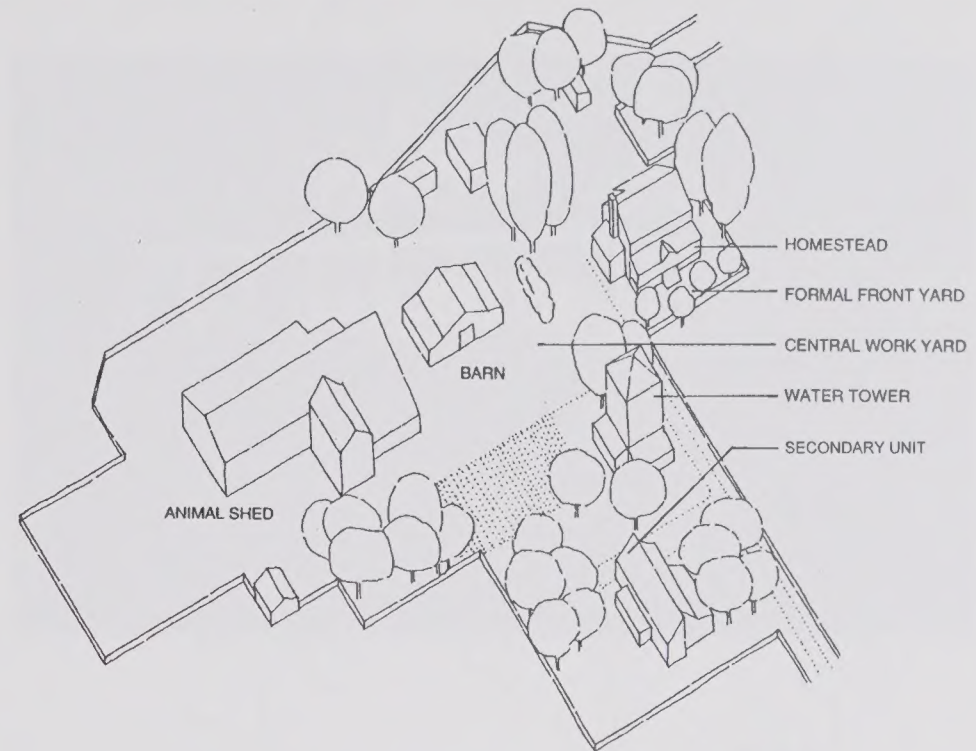


FIGURE 7.15: TYPICAL FARM COMPOUND

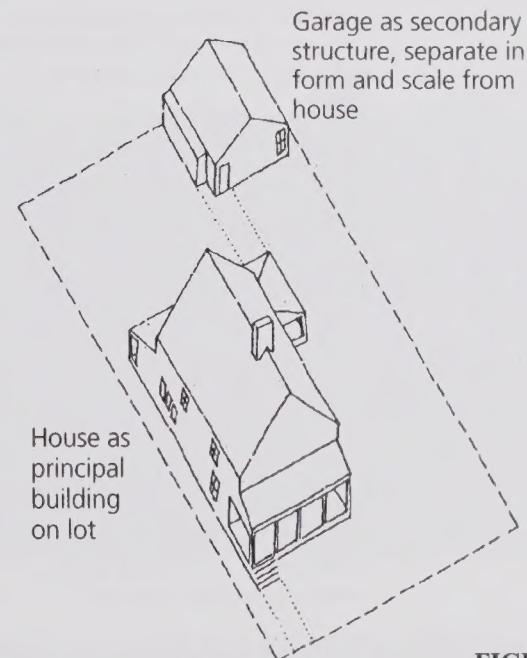


FIGURE 7.16: BUILDING HIERARCHY

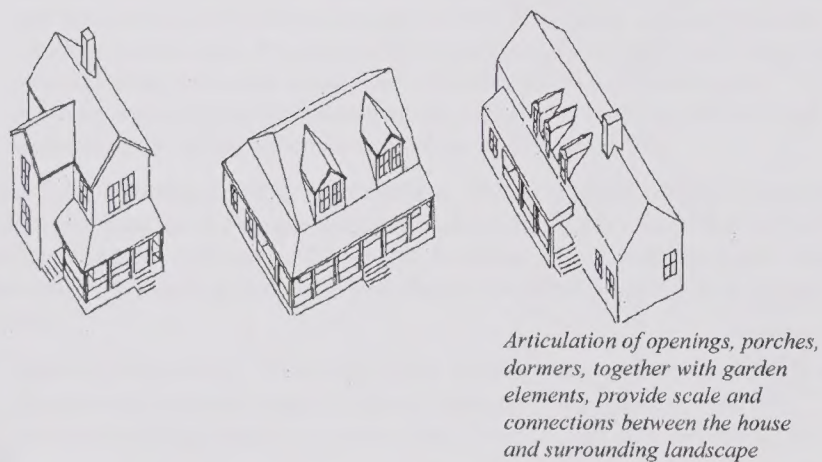
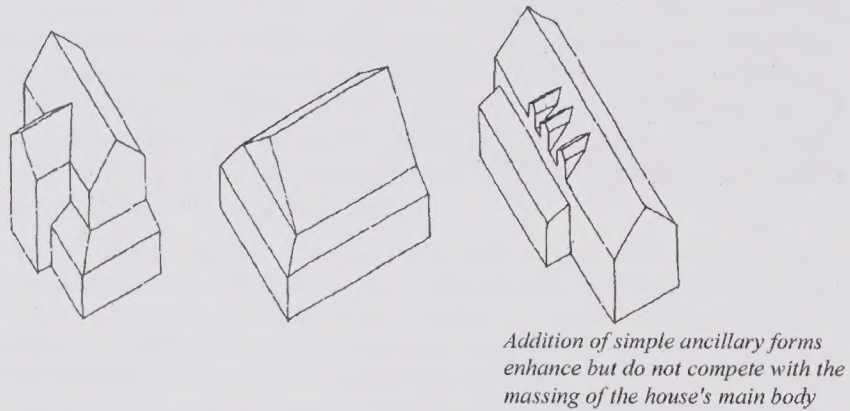
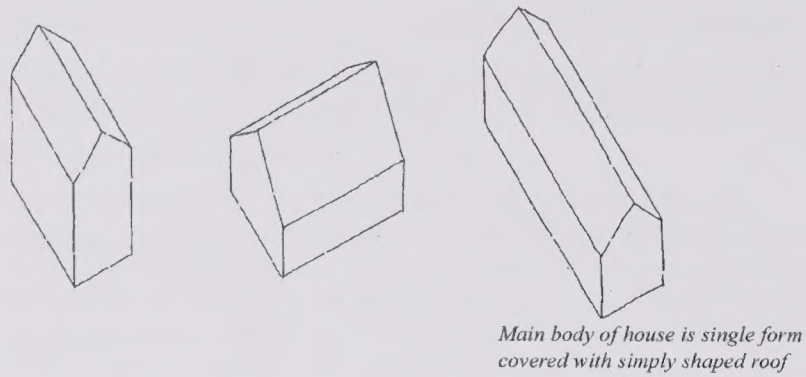


FIGURE 7.17: BUILDING MASSING AND ARTICULATION

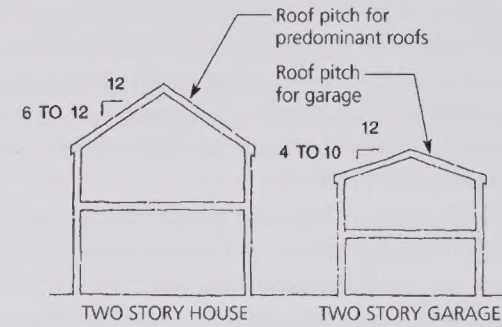


FIGURE 7.18: ROOF PITCH

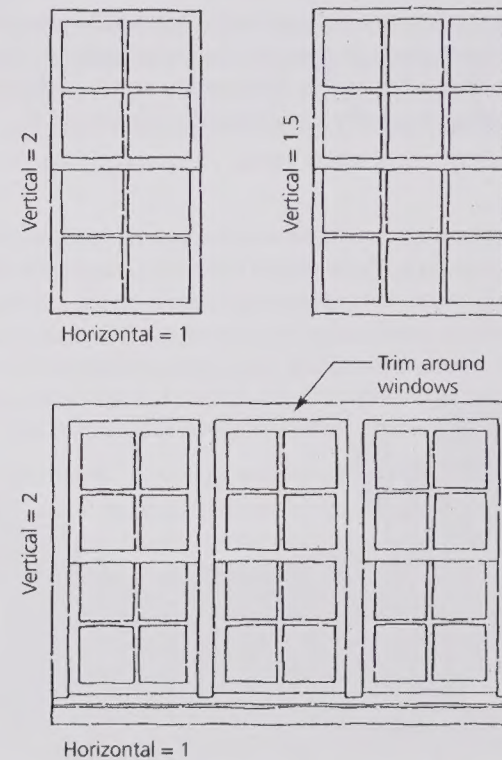


FIGURE 7.19: WINDOW PROPORTIONS



FIGURE 7.20: EXAMPLES OF PERMITTED ARCHITECTURE - RESIDENTIAL DEVELOPMENT

Policy 7.3.3 Design Character. The following guidelines are intended to encourage the architectural quality of the Planning Area's farm compounds and rural residences. Overly stylistic design solutions or exaggerated "themes" should be avoided (see Figure 7.21).

For the purposes of facilitating the evaluation of which design styles are considered appropriate for Zone B, the "Field Guide to American Houses" (McAlester, Virginia and Lee, New York, Alfred A. Knopf, 1995. ISBN 0-394-73969-8) has been used as a source (a copy is available for reference at the Alameda County Planning Department).

- a) **Permitted Styles.** Styles described as Craftsman, Shingle, and simple (i.e., less ornate) versions of Queen Anne and Folk Victorian are considered the most appropriate architectural prototypes for Zone B. Other styles found occasionally in the Valley which are also acceptable, in limited numbers and with exemplary design, include Prairie, Mission, Spanish Eclectic, Monterey and Ranch (see Figure 7.20).
- b) **Prohibited Styles.** Styles identified in this source as English Tudor, Georgian, Colonial, Dutch, Period Castle/Chateaux, Chalet, Neo-Classical and more ornate versions of Victorian (e.g., Second Empire) are strictly prohibited.
- c) **Design Consistency.** Within a group of buildings the architectural character can vary depending on the use of the building, but a level of design consistency should be maintained throughout the building group. Generally, buildings that are open to the public should maintain a higher quality of design and a consistent design character throughout. Agricultural production/support buildings and those non-residential buildings not viewed by the public may be more utilitarian in their design. A private residence and its associated agricultural structures (e.g., barns, water towers, etc.) need not have the same design character, but the non-residential structures should maintain a consistent character amongst them.
- d) **Building Additions.** Additions added to existing residences and other structures shall be in a style similar to the main structure.

Policy 7.3.4 Materials and Colors. The consistent use of materials and colors will achieve a distinctive foundation over which buildings can acquire individual expression. In general, materials should tend towards the natural, such as wood, stone, brick, or simple stucco, and color towards light earth tones compatible with the grasslands, vineyards and orchards that comprise the area's agrarian and natural landscape.

- a) **Consistent Treatment.** Within a given architectural design, the exterior appearance of a building shall receive a consistent treatment of material and colors on all sides, although the proportion of materials may vary. Exterior elevations, roofs, and details shall be coordinated and consistent with the style of the overall building. Generally, the number and variety of materials used on any facade should be limited.
- b) **Natural Materials.** For primary buildings, use of natural materials such as wood, stone, brick, terne-coated metal, and copper, left in their natural color and finish is encouraged.
- c) **Roofing Materials.** All roofing materials must be fire-resistant. The use of wood shingles and shakes is prohibited. The use of tile, slate and other durable, high quality materials meeting the requirements for the fire hazard zone is encouraged.
- d) **Applied or Integral Colors for Exterior Walls (e.g., stucco, painted wood siding).** Exterior wall colors shall include a range of natural tones that span the spectrum between white and black, and avoid intense, bright colors. In addition to earth colors such as browns and tans, the preferred color range includes muted greens, yellows, oranges, and reds, while excluding purples, blues, blue/greens and intense pastels. A wide variety of saturated colors (such as deep red, burgundy, brown, olive green) are acceptable at the darker end of the range. The allowable lighter colors are more neutral and less intense than the darker colors. The lighter color range includes light to medium grays and tans and a range of muted greens, yellows and reds.
- e) **Applied or Integral Colors for Roof Materials.** Roof colors shall range between gray/green and neutral gray, on a spectrum between neutral gray and black. This color range is represented in the lower left quadrant on the color chart in this document. As with the exterior walls, the lighter the color the less saturated it can be. Deep green, hunter green, olive and gray/green are acceptable roof colors. Also acceptable are deep reds and tile colors such as would be appropriate for Mission style buildings.
- f) **Reflective Finishes.** Reflective or shiny exterior finishes (e.g., glazed roofing tiles, enameled metals, reflective glass, vinyl) are prohibited.

Policy 7.3.5 Parking. Two parking spaces must be provided per primary residence in accordance with the County Ordinance. The parking spaces must have a minimum area of 180 square feet, a minimum width of 9 feet, and a minimum length of 18 feet, exclusive of maneuvering space and driveways which shall be provided as required to make each parking space independently accessible from the Rural Court at all times. Paving is not required but spaces should be graveled.

Policy 7.3.6 Lighting. In order to maintain the rural ambiance, lighting should be designed and located to provide the lowest level of ambient lighting that is consistent with public safety standards. Lighting should generally be limited to access drive entries, streetlights within development clusters, and individual development envelopes. Consistent with the area's rural character, lighting of public roadways is not proposed.

- a) **Access Drives.** Low-level lighting may be provided at the intersection of access drives to County roadways. The intent of such lighting is to provide low level illumination that will help identify access points to new development. In order to minimize the splay of ambient light, ground-level or bollard-type lighting (i.e., less than 4 feet in height) is preferred at access drive entrances. If pole mounted lighting is used, light fixtures should not exceed 20 feet in height.
- b) **Individual Properties.** Lighting within individual properties should be limited to accommodating safe pedestrian use and circulation within the development area. Excessive lighting should be avoided. Lighting that is purely for decorative purposes, such as accent lighting on landscape and building features, should be kept to a minimum. Lighting for driveways, walkways, outdoor recreation areas, parking areas and building entrances must be directed downward and designed, installed and operated in a manner that prevents glare or increased ambient light levels beyond the property boundary.
- c) **Rural Courts.** Where used, street lighting shall emphasize the creation of "pools" of light at key points around the court. In order to maintain a pedestrian scale and reduce ambient light levels, streetlights in the Rural Courts should not exceed 20 feet in height, and, preferably should be between 12 to 16 feet in height.

Policy 7.3.7 Signage. The focus of entry signs in Zone B should be the communication of basic information regarding location. As with other elements in the Plan, signs should emphasize simplicity and functionality.

- a) **Entry Signs.** Given the small clusters of residential development permitted in Zone B, and the desire to maintain the area's rural character, no residential (i.e., subdivision) entry signs will be allowed.
- b) **Street Signs.** Signs displaying the names of private entry drives may be placed at their intersections with County roads. Such signs can be monument-style or pole-mounted, with a maximum message area of 2 square feet.

Policy 7.3.8 Walls and Fences. Fencing is a necessary element in rural and agricultural environments, serving to delineate different functional areas. Fences and walls can significantly affect the overall appearance and character of an area. Given the visual openness of Zone B, it is important that the design and placement of fences, walls and other screening devices not unduly enclose properties and diminish the views that would otherwise be available. Fence design should also be consistent with the rural character of the development and with individual structures.

- a) **Design Character.** Fences and walls should be designed and constructed in a style, and of materials, that are harmonious with the rural, agricultural setting. The design of fencing shall be compatible with the architectural and land use character of site. Generally, horizontal wooden fencing (e.g., split rail, three rail, etc.) and wire fencing (e.g., wire mesh) are preferred. Open (i.e., transparent) fencing is encouraged. Use of wrought iron, picket and chain-link fencing are generally discouraged. Chain link fencing is not permitted where it would be visible from streets, entry drives, publicly-owned open space areas or other public areas.
- b) **Front Yard Fencing.** Fences and walls along property lines forward of the front wall of the house (not including porches) shall not exceed 36 inches in height.
- c) **Side Yard Fencing.** Fencing between adjacent homes is not required. When necessary, planted fences (e.g., hedges, trellised vines, espaliered plants, etc.) are preferred.
- d) **Privacy Screening.** Walls and fencing for privacy around outdoor use areas such as swimming pools and patios should be located adjacent to the use area to be screened (rather than near the viewer). Use of vegetation rather than solid materials to screen for privacy is encouraged.
- e) **Fencing Adjacent to Agriculture and Grassland Open Space.** Where fence lines border agricultural land, fencing should be of a relatively transparent design (post and rail, wire mesh panels, barbed wire, etc.). Where fencing is employed adjacent to grassland open space, the use of non-combustible materials is encouraged as a fire hazard prevention measure, (see Policy 5.1.4).
- f) **Entrance Features.** Decorative entrance features such as entry signs, gates, wrought iron grill work, ornamental plantings, etc. are generally discouraged for all but commercial uses that cater to area visitors.

7.4 COMMERCIAL DEVELOPMENT

The following standards and design guidelines shall apply to all new commercial development within Zone B. The site design standards for commercial developments may be found in Section 7.2.

Policy 7.4.1 Buffers Between New Development and Adjacent Property

Lines. A 250-foot minimum agricultural buffer shall be maintained between new building envelopes for commercial development and adjoining properties under different ownership. If, due to the small size of a parcel, the setbacks from adjacent properties cannot be achieved, and coordination of development with adjoining properties is not feasible, siting of development shall maximize the distance between existing and possible future development.

Policy 7.4.2 Building Layout and Massing. Buildings within the development areas should emulate the simple elegance found in the Farm Compound and in the historic residences in the area. To this end, buildings should exhibit simple, rather than contrived, massing, and forms and shapes that clearly signify their use and function.

- a) **Building Hierarchy.** Within any given development envelope, the siting and character of structures should reflect a recognizable hierarchy, with the principal building being most prominent. On a commercial site, the building used by the public should appear as the principal building.

The principal building will generally be larger in scale, greater in detail and articulation, and more prominently sited than secondary structures (e.g., garages, storage units, and accessory buildings). Such secondary structures shall be arranged so as to appear separate in form and scale from the main building. Even when the principal building is not the largest in scale, it should still be distinguished through its prominent siting and greater attention to detail.

- b) **Floor Area Ratio.** All commercial and residential structures shall have a maximum Floor Area Ratio (FAR) of 0.20. The Floor Area Ratio is the total gross floor area of all buildings permitted on a building envelope divided by the total net area of the building envelope, expressed in decimals to two places. FARs will be calculated based on the total amount of enclosed building space.
- c) **Massing.** All buildings should be simple in overall form and in roof configuration. Articulation of the building massing shall be obtained by appending smaller components to the main body of the building rather than

by conjoining equally distinctive elements. Large buildings shall be broken down into simple blocks rather than assume a sprawling collection of masses. "Barn-sized" blocks should be used as a guide for the maximum size, (see Figure 7.17).

- d) **Maximum Heights.** The maximum permitted height of any commercial building will be 40 feet. Building elements such as cupolas, towers, widow's walks, and dormers may exceed the maximum heights subject to Site Development Review. Cellular phone towers, and other communication towers, are prohibited unless they are co-located with structures that would otherwise be permitted, and they do not adversely affect views from public areas.
- e) **Ancillary Elements.** Dormers, porches, balconies and other ancillary elements are encouraged as a means to articulate and give scale to the main body of the building. However, ancillary elements shall be scaled so as not to compete with the massing of the main body of the building. Single-story porches, verandas, terraces, arcades, covered walkways, trellises, pergolas, and garden walls should be used to reinforce the notion of the farm compound and provide elements that develop a strong connection between buildings and the landscape.
- f) **Roof Form.** A simple roof form shall cover most of the main body of the building (or separate blocks of a larger structure). Gabled or hipped roofs are encouraged, as are eaves and overhangs. Flat roofs, geodesic domes, and clipped eaves are prohibited. Exception: Flat roofs may be permitted as part of second floor balconies and terraces, provided they do not exceed 10 percent of the gross floor area of the house.
- g) **Roof Pitch on Main Structure.** The roof pitch of the main body of a building should range from a 6/12 to a 12/12 rise over run. On limited occasions, buildings may have shallower roofs where it is consistent with an intended architectural style or feature, but in no case shall the roof pitch over the main body of a building be less than a 4/12 rise over run, (see Figure 7.18).
- h) **Windows.** Windows should be of a vertical proportion, with a vertical/horizontal ratio ranging from 1.5:1 to 2:1. Glazed horizontal openings should be divided with multiple, ganged vertical windows whose proportions are within the specified ratios. Glazing shall be non-reflective. Suggested window and door prototypes include double hung and casement or fixed sash, (see Figure 7.19).

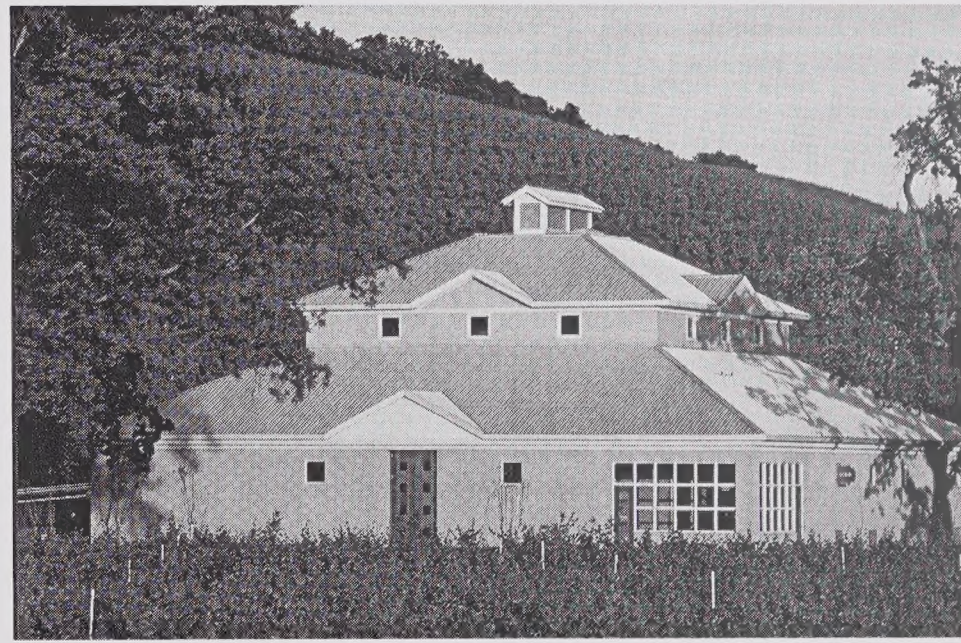
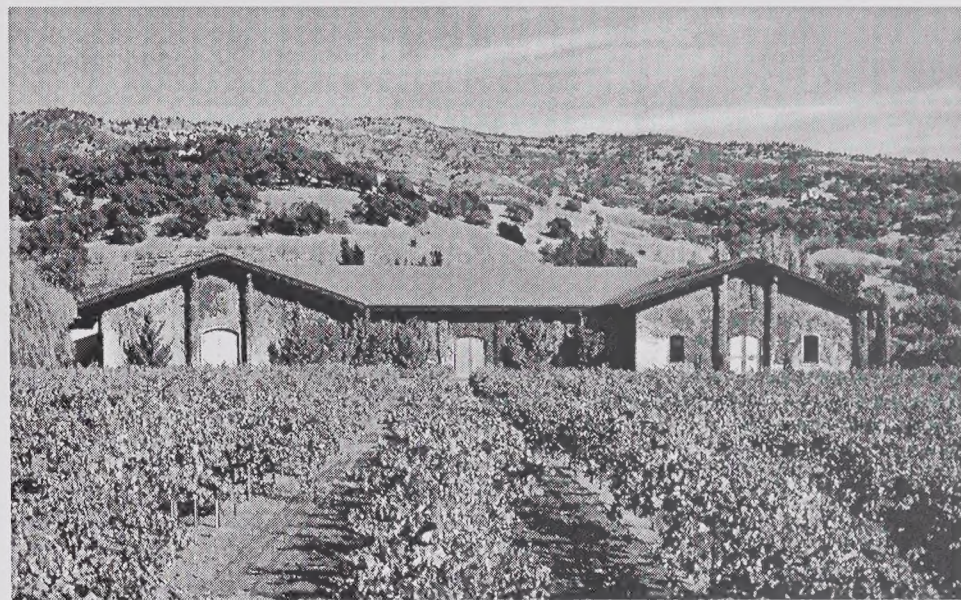


FIGURE 7.21: EXAMPLES OF PERMITTED ARCHITECTURE - COMMERCIAL DEVELOPMENT

Policy 7.4.3 Design Character. It is the express purpose of these guidelines to emulate the architectural quality of the farm compound and rural residence, as examples of the indigenous architecture of the Livermore Valley. Overly stylistic design solutions or exaggerated “themes” should be avoided.

Rural architecture, and the farm compound in particular, serves as the conceptual model for the character of new commercial development. The essence of rural architecture includes a coherent architectural composition, clustered building volumes surrounding “outdoor rooms” such as courtyards or gardens, and an underlying economy of form and restraint in the use of materials and colors. At the detail level, rural architecture includes architectural elements such as porches, arcades, trellises, covered walkways, recessed windows and openings, gables and dormers, overhanging eaves, and roof forms which slope and break in plane.

- a) **Design Consistency.** Within a group of buildings the architectural character can vary depending on the use of the building, but a level of design consistency should be maintained throughout the building group. Generally, buildings that are open to the public should maintain a higher quality of design and a consistent design character throughout. Agricultural production/support buildings and those non-residential buildings not viewed by the public may be more utilitarian in their design. A private residence and its associated agricultural structures (e.g., barns, water towers, etc.) need not have the same design character, but the non-residential structures should maintain a consistent character amongst them.
- b) **Building Additions.** Additions added to existing structures shall be in a style similar to the main structure.

Policy 7.4.4 Materials and Colors. The consistent use of materials and colors will achieve a distinctive foundation over which buildings can acquire individual expression. In general, materials should tend towards the natural, such as wood, stone, brick, or simple stucco, and color towards light earth tones compatible with the grasslands, vineyards and orchards that comprise the area’s agrarian and natural landscape.

- a) **Consistent Treatment.** Within a given architectural design, the exterior appearance of a building shall receive a consistent treatment of material and colors on all sides, although the proportion of materials may vary. Exterior elevations, roofs, and details shall be coordinated and consistent with the style of the overall building. Generally, the number and variety of materials used on any facade should be limited.

- b) **Natural Materials.** For primary buildings, use of natural materials such as wood, stone, brick, terne-coated metal, and copper, left in their natural color and finish is encouraged.
- c) **Roofing Materials.** All roofing materials must be fire-resistant. The use of wood shingles and shakes is prohibited. The use of tile, slate and other durable, high quality materials meeting the requirements for the fire hazard zone is encouraged.
- d) **Applied or Integral Colors for Exterior Walls (e.g., stucco, painted wood siding).** Exterior wall colors shall include a range of natural tones that span the spectrum between white and black, and avoid intense, bright colors. In addition to earth colors such as browns and tans, the preferred color range includes muted greens, yellows, oranges, and reds, while excluding purples, blues, blue/greens and intense pastels. A wide variety of saturated colors (such as deep red, burgundy, brown, olive green) are acceptable at the darker end of the range. The allowable lighter colors are more neutral and less intense than the darker colors. The lighter color range includes light to medium grays and tans and a range of muted greens, yellows and reds.
- e) **Applied or Integral Colors for Roof Materials.** Roof colors shall range between gray/green and neutral gray, on a spectrum between neutral gray and black. This color range is represented in the lower left quadrant on the color chart in this document. As with the exterior walls, the lighter the color the less saturated it can be. Deep green, hunter green, olive and gray/green are acceptable roof colors. Also acceptable are deep reds and tile colors such as would be appropriate for Mission style buildings.
- f) **Reflective Finishes.** Reflective or shiny exterior finishes (e.g., glazed roofing tiles, enameled metals, reflective glass, vinyl) are prohibited.

Policy 7.4.5 Parking and Access

- a) **Parking Space Requirements.** The number and size of required parking spaces will be as specified in the Zoning Ordinance for each individual use.
- b) **Parking Location.** Parking lots for commercial uses should be located to the rear or side of the primary buildings and where necessary, further screened from the County road with landscaping.
- c) **Access Drives.** In order to minimize conflict between residential and commercial uses, the access for these uses should normally be separated. Access for commercial development shall not be from the Rural Court but may be from a shared access drive or, if more appropriate, from a separate access drive.
- d) **Parking Area Landscaping.** Landscaping should be used to enhance the appearance, reduce the apparent scale and improve the comfort of parking areas.
 - i. **Shade Trees.** Shade trees shall be planted in parking areas at the rate of at least one tree per 3 spaces. Shade trees should normally achieve a minimum canopy diameter of 40 feet at maturity. All parking lots, regardless of size, shall include trees for shade purposes.
 - ii. **Landscape Islands.** Two rows of parking are the maximum allowed without substantial landscaping separation. Landscape islands are required at the end of parking rows.
 - iii. **Planting Area Dimensions.** All landscaped areas shall be a minimum of 10 feet wide from pavement to pavement. Two and a half (2.5) feet of overhang beyond wheel stops is acceptable. Curbs are not required around planters and tree wells, but a suitable barrier will be required to prevent vehicle intrusion into landscape areas.
- e) **Parking Sub-areas.** Large parking areas shall be divided into smaller sub-areas with landscaping and pedestrian walks. Landscape islands shall be used to break up parking areas and provide shade.
- f) **Plant Materials.** The use of native plant materials or ornamental versions of agricultural species (e.g., olives, almonds, etc.) that reference the area's agricultural heritage are encouraged, (see recommended species in Section 7.5).



FIGURE 7.22: PARKING AREA WITH SHADE TREES

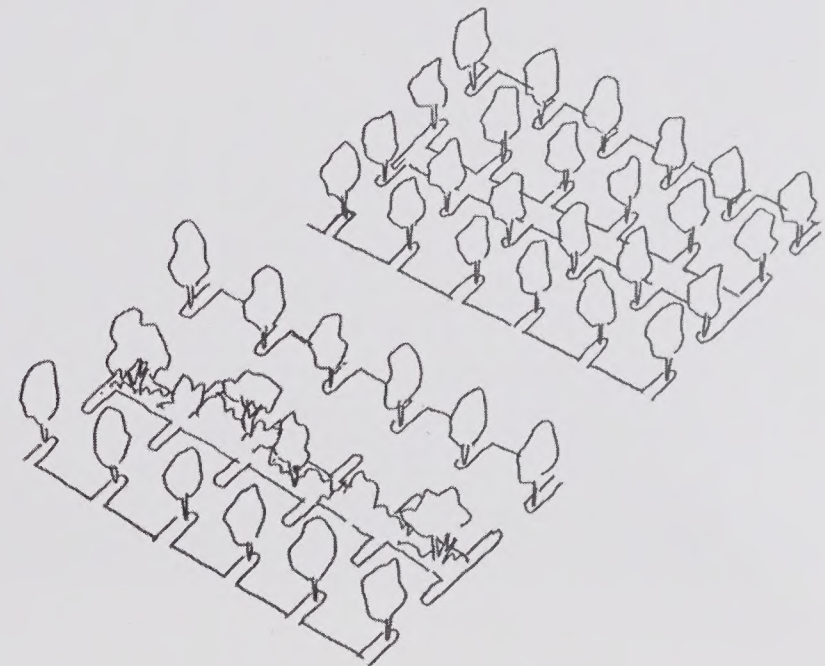


FIGURE 7.23: PARKING AREAS WITH ORCHARD PLANTING

Policy 7.4.6 Lighting. In order to maintain the rural ambiance, lighting should be designed and located to provide the lowest level of ambient lighting that is consistent with public safety standards (see Figure 7.24 and 7.25). Lighting should generally be limited to access drive entries, streetlights within development clusters, and individual building envelopes. Consistent with the area's rural character, lighting of public roadways is not proposed.

- a) **Access Drives.** Low-level lighting may be provided at the intersection of access drives to County roadways. The intent of such lighting is to provide low level illumination that will help identify access points to new development. In order to minimize the splay of ambient light, ground-level or bollard-type lighting (i.e., less than 4 feet in height) is preferred at access drive entrances. If pole mounted lighting is used, light fixtures should not exceed 20 feet in height.
- b) **Lighting Levels on Individual Properties.** Lighting levels should be no more than that needed to provide for safe pedestrian and vehicle circulation within the development area. Excessive lighting should be avoided. Lighting that is purely for decorative purposes, such as accent lighting on landscape and building features, should be kept to a minimum. Lighting for driveways, walkways, outdoor recreation areas, parking areas and building entrances must be directed downward and designed, installed and operated in a manner that prevents glare or increased ambient light levels beyond the property boundary.
- c) **Fixtures.** Exterior lighting should complement, and be consistent with, the architectural style of the buildings with which it is associated, and with the rural setting. Generally, light fixtures should be cut-off type fixtures that focus light down toward the ground and shield the light source from surrounding areas not intended to be illuminated. Upward facing lights unnecessarily increase ambient light levels and obscure the night sky, and should be avoided.
- d) **Parking Lot Illumination.** Lighting levels in parking areas should be kept as low as possible in order to avoid the glow created by parking lot lighting in urban settings. Ground-level or bollard-type lighting (i.e., less than 4 feet in height) is preferred in parking areas. If pole mounted lighting is used, light fixtures should not exceed 16 feet in height.



FIGURE 7.24: LOW-SCALE SITE LIGHTING



FIGURE 7.25: LOW-INTENSITY BUILDING LIGHTING

Policy 7.4.7 Signage. The focus of street, directional, and entry signs in Zone B should be the communication of basic information regarding the names of streets and commercial enterprises, and their location. As with other elements in the Plan, signs should emphasize simplicity and functionality (Figures 7.26 and 7.27).

- a) **Style.** Signs for commercial development should be of high quality, and generally be understated, rather than grandiose. The intent of commercial signs should be to locate and identify, rather than to advertise. Monument style entry signs are generally preferable to pole-mounted signs. Building-mounted signs shall be integrally designed with the architecture. Business identification logos are considered signs.
- b) **Size.** Commercial signs (entry and building-mounted) have a maximum message area (i.e., business name and logo) of 24 square feet. Commercial entrance signs shall have a maximum height of 4 feet, and maximum width of 10 feet. Individual letters should generally not exceed 18 inches in height.
- c) **Materials.** Materials for signs should be of a style and quality that is compatible with a rural aesthetic and with the site's architecture. Signs, and the walls, poles, and supports on which they are mounted, should generally be constructed of natural appearing materials such as wood or stone (i.e., metal poles are prohibited). Bright colors for background and lettering are discouraged.
- d) **Illumination.** Signs need not be illuminated. However, illuminated signs and monuments must be externally illuminated. The light source shall be fully shielded from view from roadways and pedestrian/bicycle trails and pathways. No neon or exposed lamps are allowed. Lighting levels shall be as low as possible while still illuminating the sign. Commercial signs should not be illuminated after normal business hours, except during special occasions.



FIGURE 7.26: SIGN INCORPORATED INTO WALL

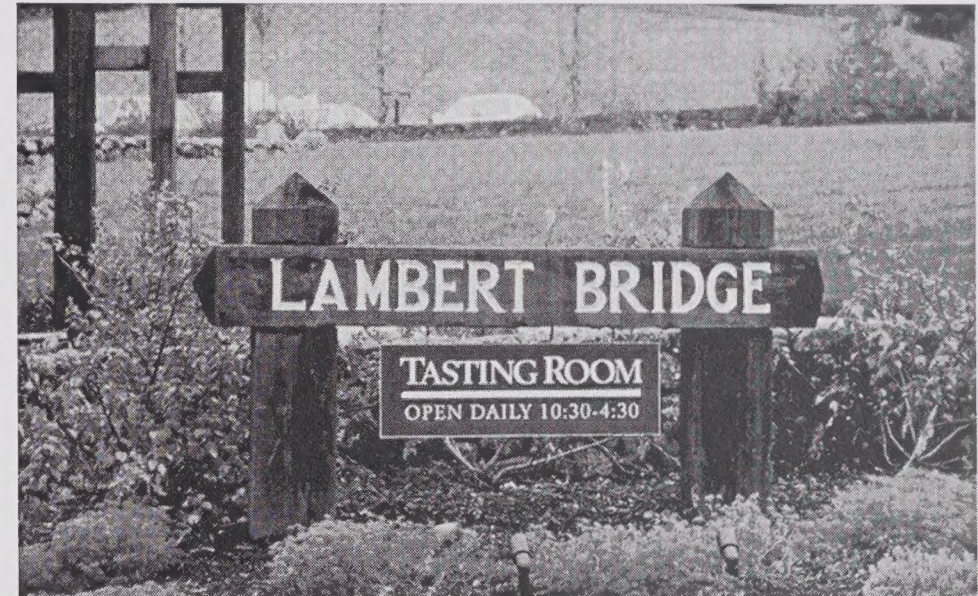


FIGURE 7.27: LOW WOOD SIGN

Policy 7.4.8 Fences and Walls. Fencing is a necessary element in rural and agricultural environments, serving to delineate different functional areas. Fences and walls can significantly affect the overall appearance and character of an area. Given the visual openness of Zone B, it is important that the design and placement of fences, walls and other screening devices not unduly enclose properties and diminish the views that would otherwise be available. Fence design should also be consistent with the rural character of the development and with individual structures.

- a) **Design Character.** Fences and walls should be designed and constructed in a style, and of materials, that are harmonious with the rural, agricultural setting. The design of fencing shall be compatible with the architectural and land use character of site. Generally, horizontal wooden fencing (e.g., split rail, three rail, etc.) and wire fencing (e.g., wire mesh) are preferred. Open (i.e., transparent) fencing is encouraged. Use of wrought iron, picket and chain-link fencing are generally discouraged. Chain link fencing is not permitted where it would be visible from streets, entry drives, publicly-owned open space areas or other public areas.
- b) **Decorative Walls.** Stone, stucco or dry rock walls 36 inches or less in height may be used to delineate use areas and property lines.
- c) **Retaining Walls.** Where retaining walls are required, they should be made of native stone, stained or sandblasted concrete or other materials that complement the natural setting.
- d) **Fencing Adjacent to Agriculture and Grassland Open Space.** Where fence lines border agricultural land, fencing should be of a relatively transparent design (post and rail, wire mesh panels, barbed wire, etc.). Where fencing is employed adjacent to grassland open space, the use of non-combustible materials is encouraged as a fire hazard prevention measure, (see Policy 5.1.4).

Policy 7.4.9 Entrance Features. Commercial uses may introduce decorative entrance features, but such features should be restrained in their design and compatible with the rural setting. Entrance features shall be set back a minimum of 20' feet from the public road right-of-way. Entrance features may not exceed 5' in height from finished grade, and shall not obstruct critical sight lines for motorists. Any entrance walls shall be built of natural materials.



FIGURE 7.28: SPLIT RAIL WOOD FENCE



FIGURE 7.29: DRY ROCK WALL

7.5 LANDSCAPE GUIDELINES

New development should establish an attractive and sustainable landscape pattern that unifies and enhances the quality of the proposed development, while being compatible with the rural agricultural landscape that bounds the area. The following general landscape guidelines should be applied to all new development in Zone B.

Policy 7.5.1 Water Conservation. Planting design should incorporate measures to conserve water, such as use of drought tolerant plants, limited turf areas, and water efficient irrigation systems.

Policy 7.5.2 Plant Materials. Native and naturalized plant species (i.e., plants that can easily survive local climatic and soil conditions) are favored over exotic species that require more water, higher maintenance, and are less compatible with the natural landscape.

Policy 7.5.3 Rural Patterns. The traditional rural, agricultural patterns should be incorporated into the built landscape to the extent possible.



FIGURE 7.30: NEW DEVELOPMENT INTEGRATED INTO RURAL LANDSCAPE

Policy 7.5.4 Landscaping Around Buildings. Landscaping should be used in all development envelopes (residential and non-residential) to protect the visual quality and character of the area by integrating development with its setting. Given the openness of the landscape, particular attention should be paid to plantings that will screen views of buildings from public roadways and adjacent development. In this context, “screening” views does not mean completely obstructing views of new development. Instead, landscape screening should achieve a “filtering” of views and a “softening” of the development profile.

In addition to helping to visually integrate new buildings into the larger landscape, planting should provide more attractive and comfortable environment for future users by providing microclimate control, enhanced privacy, and visual interest and variety.

- a) **Ground Plane Plantings.** Where visible from the public, foundation planting and landscaping of the ground plane should be used to integrate the building with the site.
- b) **Scale and Screening.** Trees and taller plant species should be used to mitigate the scale of buildings and to obscure views of unsightly and/or less interesting building features (e.g., long blank walls, service and production areas, etc.).
- c) **Microclimate Control.** Trees should be used to enhance microclimate conditions (i.e., shading outdoor gathering areas, parking lots, hot south- and west-facing windows, providing windbreaks, etc.).
- d) **Ornamental Species.** The use of ornamental species and specimen plants is most appropriate near buildings, particularly those areas most visible to the public (i.e., entries, plazas, pathways, outside windows, etc.).
- e) **Entry Landscape.** Landscape materials should be used to define and enhance site and building entrances. The use of specimen trees and ornamental species is appropriate to highlight the importance of the entries and distinguish them from the rest of the site landscape.

Policy 7.5.5 Recommended Tree Species. A mixture of tree species is suggested for development areas to fulfill different functions: larger canopy trees for shade, taller vertical trees for landmarks, and smaller more ornamental trees for color and interest. Recommended tree species include:

London Plane Tree - *Platanus acerifolia*
 Canary Island Pine - *Pinus canariensis*
 Italian Stone Pine - *Pinus pinea*
 Red Gum - *Eucalyptus camaldulensis*
 Nichol's Willow-leaved Peppermint - *Eucalyptus nicolii*
 Mulberry (non-fruiting) - *Morus alba*
 Oak - *Quercus spp.* (*Q. suber, lobata, rubra, coccinea, ilex, agrifolia*)
 Almond - *Prunus triloba*
 California Buckeye - *Aesculus californica*
 California Pepper Tree - *Schinus molle*
 Little-Leaf Linden - *Tilia cordata*
 Chinese Hackberry - *Celtis sinensis*
 Olive (non-fruiting variety) - *Olea europaea*
 Western Redbud - *Cercis occidentalis*
 Dogwood - *Cornus florida*

Policy 7.5.6 Recommended Shrub Species. The following list of shrubs represents a sampling of plant species that would be suitable for under-story planting within development areas. In each case, plant selection will be dependent on the specific site characteristics (i.e., soil, sun exposure, etc.), and desired character and function:

Toyon - *Heteromeles arbutifolia*
 Santa Barbara Daisy - *Erigeron 'morteimi'*
 Spanish Lavender - *Lavandula stoechas*
 English Lavender - *Lavandula angustifolia*
 Purple Sage - *Salvia leucophylla*
 India Hawthorne - *Rhaphiolepis indica*
 Society Garlic - *Tulbaghia violacea*
 California Buckwheat - *Eriogonum fasciculatum*
 Wild Rose - *Rosa spp.*
 Coast Silktassel - *Garrya elliptica*
 Daylily - *Hemerocallis spp.*

Policy 7.5.7 Recommended Grass Species. The following list of grasses includes species that will do well in non-irrigated or minimally irrigated areas. In order to grow and maintain these sites successfully the grass needs to be mowed three times annually: once in late January, once in early March, and once at the end of the growing season.

- a) Grasses for Deeper Valley Floor Soils
 Nodding Needle Grass - *Nassella cernua*
 Purple Needle Grass - *N. nassella pulchra*
 Anderson Blue Wild Rye - *Elymus glaucus*, 'Anderson'
 California Native Barley - *Hordeum californicum*
 California Onion Grass - *Melia californica*
 Tom Cat Clover - *Trifolium tridentata*
 Arroyo lupine - *Lupinus succulentus*
 California Poppy - *Eschscholzia californica*
 Goldfields - *Lasthonia glabrata*
 White Yarrow - *Achillea millifolium*
 Golden Lupine - *Lupinus macrocarpus*
- b) Grasses for Shallow Less Fertile Soils
 Nodding Needle Grass - *Nassella cernua*
 California Onion Grass - *Meica californica*
 Native Bluegrass - *Poa secunda varsecunda*
 Prostrate California Barley - *Hordeum californicum prostrate*
 California Bottle Brush Squirrel Tail - *Elymus elyoides*
 Parshing Lotus - *Lotus purshianus*
 Pigmy Lupine - *Lupinus bicolor*
 Sky Lupine - *Lupinus nanus*
 California Poppy - *Eschscholzia californica*
 California Dwarf Goldfields - *Lasthenia californica*
 California Bluebells - *Phacelia campanularia*
 Blue-eyed Grass - *Sisyrinchium bellum*

7.6 RURAL ROADWAYS

The following section identifies the County roads (and possible future private roads) located in Zone B and describes planned and recommended improvements, including street trees and trails.

Policy 7.6.1 Roadway Standards. As shown in Figure 7.32, it is the intent of the Plan that the County roadways in Zone B be two-lane roads, with a lane width of 12 feet plus a 4 foot paved shoulder and an additional 9 feet on either side to provide a drainage ditch. These roadway features would be located within a 50 foot right-of-way. North Livermore Avenue and May School Road are currently 24 feet wide; Dagnino Road is currently 20 feet wide. East Creek Road represents a private road that may be built to serve future local residents.

The County shall improve the roads to the above standards subject to available funding and existing priorities. Participants in the Density Bonus Program that front on County roads shall be required to dedicate a total of 25 feet from the existing centerline of the road, pave 4 feet of the road shoulder to achieve a maximum of 16 feet of pavement per lane, and provide a drainage ditch for that portion of the road which is adjacent to the property in question. No curbs or gutters shall be required of improved roadways.

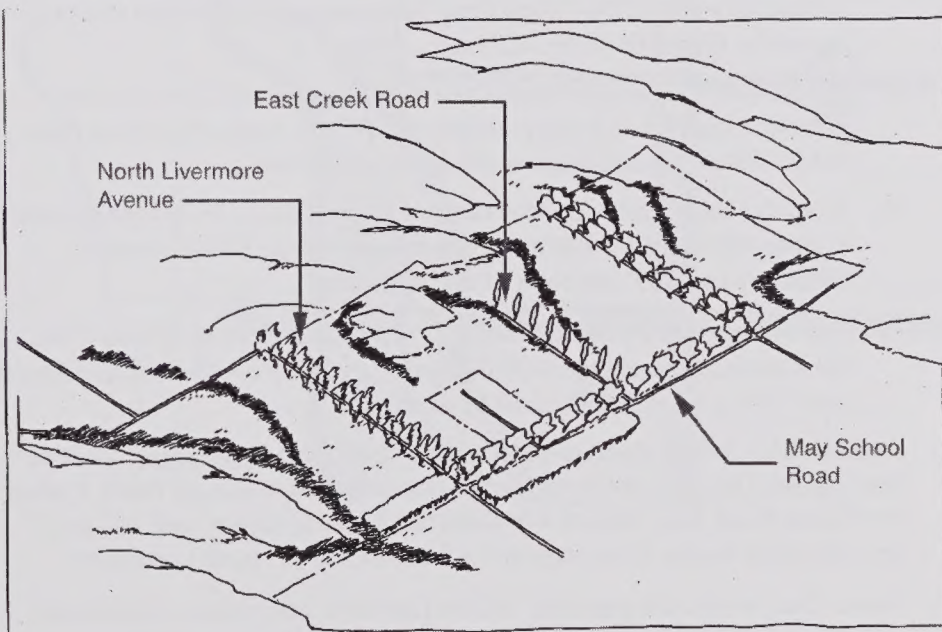
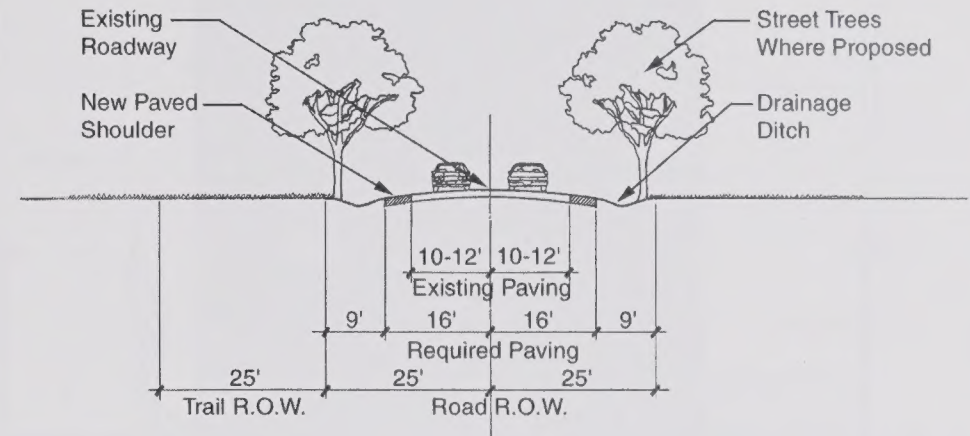


FIGURE 7.31: PROPOSED LANDSCAPE FRAMEWORK FOR ZONE B



Properties adjacent to County roads developing under the density bonus program shall:

- Dedicate right of way sufficient to provide 25% of road right of way measured from the centerline of the existing pavement.
- Construct asphaltic concrete paving sufficient to provide 16' of paving measured from the centerline of the existing pavement.
- Construct roadside drainage ditch within the dedicated right of way.
- In addition to the above, properties on the west side of North Livermore Avenue from May School Road to Manning Road and on the south side of Manning Road from May School Road to Morgan Territory Road shall dedicate a 25' wide regional trail right of way.

On North Livermore Avenue from May School Road to Manning Road, street trees will be installed by others 1' inside the road right of way, 40' on center.

Road paving structural section to be per County of Alameda standards.

FIGURE 7.32: COUNTY ROADWAY STANDARDS



FIGURE 7.33: TREE-LINED RURAL ROAD WITH ADJACENT TRAIL

Policy 7.6.2 North Livermore Avenue

- a) **Street Trees.** A windrow of Locust trees shall be planted on both sides of North Livermore Avenue from May School Road north to Manning Road, restoring the trees that historically lined this roadway. Spacing of trees shall be 40 feet on center and just inside the road right-of-way.
- b) **Multiuse Trail.** A regional multiuse trail corridor shall be developed adjacent to the west side of North Livermore Avenue and the south side of Manning Road between North Livermore Avenue and Morgan Territory Road. The trail corridor will accommodate separate pedestrian/bicycle and equestrian facilities that will connect to the trail system in the May School Road Greenbelt. The 25-foot wide trail corridor right-of-way will include a 10-foot wide paved path for combined bicycle and pedestrian use, and an 8-foot wide compacted gravel or earth trail for equestrian use, (see Policy 3.2.1 Regional Trails).

- c) **Implementation.** North Livermore Avenue street tree installation and establishment period maintenance shall be provided in conjunction with the development of the May School Road Greenbelt.

A dedication of road right-of-way shall be required of property owners on both sides of North Livermore Avenue as a condition of participation in the Density Bonus Program, plus additional right-of-way for the multiuse trail where required. New development shall contribute to the construction of adjacent trail improvements to the extent legally allowed. Supplemental implementation funds shall be sought from local and state sources.

Policy 7.6.3 May School Road and Greenbelt. The Land Use Plan establishes a greenbelt at the Urban Growth Boundary to provide a transition between the Urban Area and the Zone B Rural Management/Agricultural Enhancement Area and to facilitate pedestrian, bicycle and equestrian movement along the edge of the urban community. See Figure 7.34 which shows the realignment of May School Road and trail locations. See Figures 7.35 and 7.36 which show the planting scheme of the greenbelt in cross-section.

- a) **Dimensions.** The width of the greenbelt shall be as follows:
 - i. From North Livermore Avenue west to the Urban Growth Boundary, the greenbelt shall average 400 feet in width; 50 feet of the greenbelt shall be located south of the Urban Growth Boundary and 350 feet shall be located to the north of the boundary.
 - ii. From North Livermore Avenue east to the East Creek Corridor, the greenbelt shall be an average width of 300 feet; south of existing May School Road, the minimum width shall be 200 feet.
 - iii. From the East Creek Corridor east to Dagnino Road, the greenbelt shall average 400 feet in width with 50 feet south of the Urban Growth Boundary and 350 feet north of the boundary.
 - iv. For areas east of Dagnino Road, i.e., adjacent to the Rod & Gun Club, the Resource Management (RSM) areas, and very low density residential uses (RVL), no greenbelt shall be required.
- b) **Access.** May School Road shall serve as a local rural road. Access to Zone A housing shall be from the south, rather than off of May School Road. East of Bel Roma Road, May School Road shall end in a cul-de-sac and will not provide direct access from Dagnino or Vasco Road to North Livermore.
- c) **Uses.** Uses within the greenbelt will be limited to open space, agriculture, and recreational uses, as well as the construction of drainage channels or

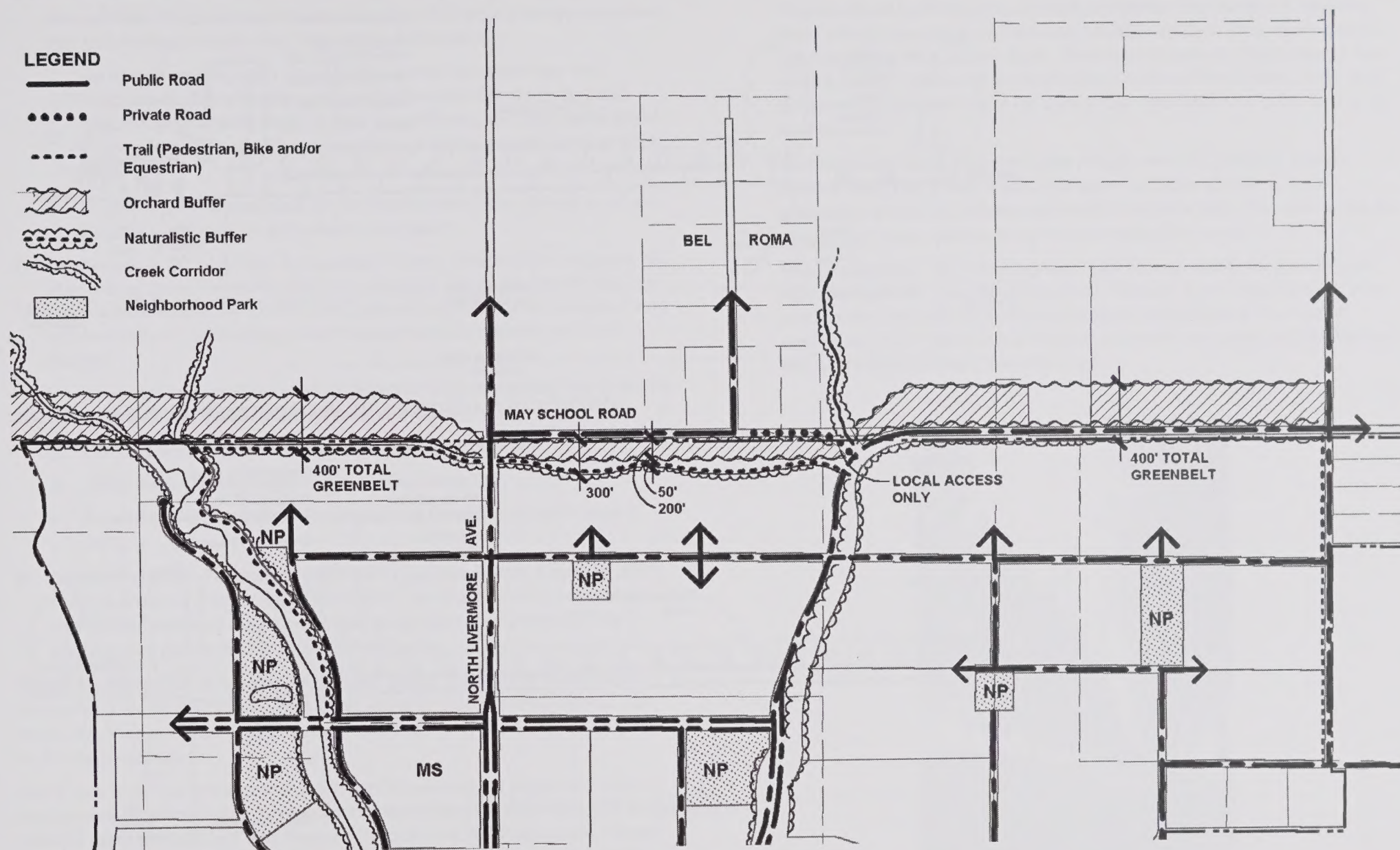


FIGURE 7.34: MAY SCHOOL ROAD ALIGNMENT AND GREENBELT

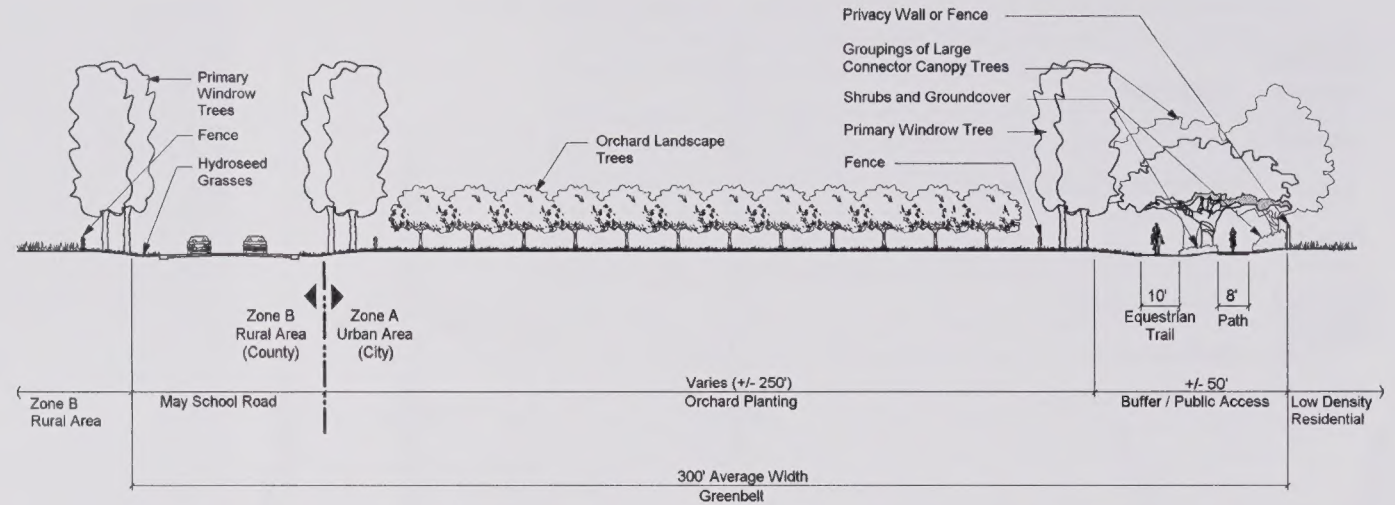


FIGURE 7.35: MAY SCHOOL ROAD GREENBELT - CENTRAL PORTION

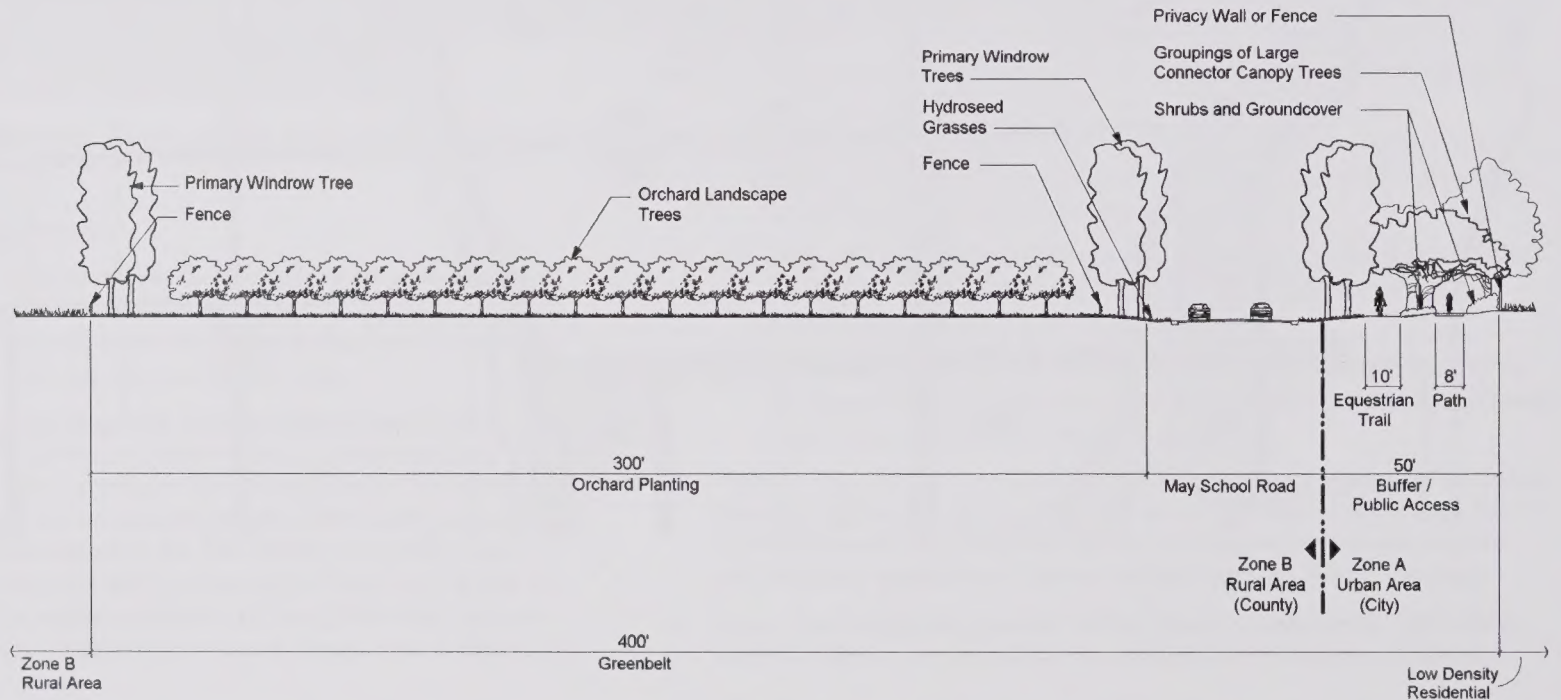


FIGURE 7.36: MAY SCHOOL ROAD GREENBELT - EAST AND WEST PORTION

other utilities. Receiver sites for the relocation of Zone A's historic resources may also be located in the May School Road Greenbelt.

- i. An equestrian trail and a paved multiuse trail for pedestrians and bicyclists shall be provided within a 50 foot corridor along the south edge of the greenbelt, south of May School Road, and shall be designed to provide a safe and effective separation between equestrians and other users.
 - ii. A 300 foot buffer zone shall be provided north of May School Road and shall be maintained as agricultural open space.
- d) **Landscaping.** At such time as reclaimed water is available for irrigation, the May School Road Greenbelt shall be landscaped and maintained by the City of Livermore and/or the LARPD and built to the standards of the agency that will maintain it. Landscaping shall be agricultural in character and shall include:
- i. Columnar tree windrow planting adjacent to the residential lots (a double row shall be planted flanking the multiuse path)
 - ii. Orchard trees or grape vines in areas between windrows
 - iii. Vines and/or shrubs along residential fences/walls
 - iv. A rail fence separating the equestrian trail from the orchard/vineyard area
- e) **Implementation.** Permanent protection of the May School Road Greenbelt shall be achieved prior to the end of Phase I development of Zone A either through dedication of the property, or through the commitment of Zone A funds for the purchase of lands within the buffer.

Policy 7.6.4 Dagnino Road and East Creek Road. Dagnino Road is a non-connecting County road that extends north one mile from Raymond Road. The intent of the landscaping along Dagnino Road shall be to add structure and focus to the road corridor.

East Creek Road is a private road which may be constructed to provide north-south access to potential new development areas in the central portion of Zone B. Located approximately half way between Dagnino and Bel Roma roads, the new road would extend approximately 0.6 miles north from May School Road. The road's name refers to the East Creek open space corridor that extends south from May School Road at this point into Zone A.

- a) **Street Trees.** The planting of a large, canopy-type tree (e.g., London Plane, Blue Oak, Common Hackberry, etc.) at regular intervals along both sides of

Dagnino Road is encouraged. In order to enhance the identity of Dagnino Road, the tree species selected should be different from the primary canopy tree used along May School Road. The intent is to create a high canopy that creates a unified character for the roadway north of May School, while also accommodating views out to the agricultural open space on either side of the roadway.

Recommended landscaping includes a single row of Lombardy Poplars planted along East Creek Road to enhance the sense of entry to new development and focus views northward toward the hills. The trees would be planted on 50-foot centers along the west side of the road.

- b) **Implementation.** New development shall be responsible for planting and maintaining street trees along their road frontage. A landscape concept plan shall be required of Density Bonus Program participants at the time of application. Street trees should be planted prior to occupancy of the first new unit or business accessed from the road.



FIGURE 7.37: TREE-LINED RURAL ROAD

7.7 GOLF COURSE DEVELOPMENT STANDARDS

Golf course development is a conditionally permitted use in Zone B.

Policy 7.7.1 Golf Course Development Standards. To be approved, a golf course and its associated improvements must be designed in a manner consistent with the design standards and guidelines set forward below.

- a) **Siting of Residences.** If participating in the Density Bonus Program, dwelling units may be dispersed rather than clustered, as long as the siting of such development is consistent with other siting/setback requirements.
- b) **Setbacks from Public Roads.** A 200-foot minimum setback shall be established between the public road right-of-way and the nearest golf course improvement (e.g., fairway, green, clubhouse, etc). This setback shall be planted with an intensive agricultural crop (i.e., either vineyards or an orchard crops such as olives). If not planted with an intensive crop, the setback shall be 350 feet.
- c) **Buffers Between New Development and Adjacent Property Lines.** A 250-foot minimum agricultural buffer shall be maintained between new development envelopes and adjoining properties under different ownership.
- d) **Sustainable Design.** The golf course itself will be designed to enhance the natural landscape character and minimize the demands for water, fertilizers, insecticides, etc. that are associated with exotic (i.e., non-native) landscapes. Turf areas will be kept to a minimum. Landscaping will emphasize native plant species.
- e) **Creek/Drainage Channel Enhancements.** Golf course design will respect natural drainage patterns and integrate creeks and significant drainage ways into the design of the course. Creeks will be revegetated with native riparian shrubs and trees. Corridor widths and vegetation plans must be approved by applicable agencies.
- f) **Safety.** Safety issues will be addressed during Site Development Review of the conditional use permit.
- g) **Water Quality Protection.** A hydro-geologic study and a water quality management plan shall be required as described in Section 4.1 Water Quality.
- h) **Ancillary Commercial Uses.** All ancillary commercial uses shall comply with the standards in Sections 7.2 and 7.4.

7.8 COMMERCIAL EQUESTRIAN FACILITY DEVELOPMENT

Commercial equestrian facilities include boarding stables, riding academies, equestrian centers and other related facilities. Per Table 2.2: Land Use Definitions, a commercial equestrian facility means any premises where more than four horses not owned by the owner or occupant of the premises are boarded, kept, or otherwise maintained. The open grazing or pasturing of more than four horses not owned by the owner or occupant of the premises also qualifies as a commercial equestrian facility.

The material below is intended to provide the applicant for a commercial equestrian facility information regarding typical conditional use permit requirements, best management practices for the protection of water quality, and measures to address visual impacts.

Policy 7.8.1 Conditional Use Permit Requirements. As part of the Conditional Use Permit (CUP) process, the County shall typically require the following submittals for review and approval. Conditions of approval for the use permit will reflect the specific nature of the project site and the proposed project.

- a) **Site Plan.** A site plan should be prepared that shows the project site's topography and other geologic features such as landslide areas, ponds (existing and planned), wells, springs, and drainage patterns; locations of all proposed and existing horse housing structures and horse keeping areas such as barns, paddocks, corrals, horse wash areas, covered arenas, open air arenas, pasture fencing, manure storage or composting area; and a circulation and parking plan.
- b) **Water Quality and Waste Management Plan.** A comprehensive waste management plan should be prepared that addresses water quality issues. The plan should be based on a hydro-geologic study which looks at the potential effects of the project on nitrate contamination of the groundwater. The plan should include a drainage system for both "contaminated" runoff (i.e. from paddocks, corrals, arenas, horse washing areas, and other areas void of vegetation or where horse waste is likely to accumulate) and "clean" runoff (i.e., roofs of all buildings and structures, roads, parking area, and other impermeable surfaces), (see Section 4.1 Water Quality).
- c) **Grazing Management Plan.** A grazing management plan should be prepared by a licensed range management specialist or agronomist approved by the Grading Supervisor before the applicant attempts to dryland graze the property. This plan must address the siting and sizing of the pasture areas and maintenance of grass cover to protect the water quality and stabilize the soils.

Policy 7.8.2 Best Management Practices. The following best management practices (BMPs) are intended to address water quality and have been developed by the local Resource Conservation District.

- a) **Horse Waste Management.** Clean up manure and soiled bedding on a regular basis, especially during wet weather, to limit seepage of salts and nutrients into ground water or runoff of manure into waterbodies. After clean up, during the arid summer, use a bucket, hose or sprinkler to water areas where horses frequently deposit manure. Watering maintains the moist environment bacteria need to decompose residual waste.

Store horse waste on an impervious surface (a concrete pad or plastic tarp) and under cover (a roof or tarp) during rains to prevent leaching or runoff of contaminants. Locate storage areas away from waterways so that floods or runoff will not wash away waste. Do not dump horse waste on the edge or directly into stream channels.

Disposal fees are expensive. Manure composts into an excellent soil amendment. Perhaps neighbors or local gardeners will want your raw material. Keep compost piles moist and well aerated to aid in conversion of urea and ammonia compounds to more usable, and less toxic nitrates. Be innovative and establish a disposal solution rather than create a disposal problem.

- b) **Facility Siting.** Keeping horses close to streams, in flood-prone areas, or on steep hillsides increases the potential for the runoff of manure and sediment. One does not always have an ideal site, given the constraints of topography, soil, rainfall patterns or existing structures; but conscientious management can often offset site shortcomings. New facilities should be sited and designed to address water quality concerns. Work to upgrade existing facilities.
- c) **Stormwater Runoff Management.** Keep “clean water clean.” Use grassed ditches, berms, or sub-surface drains to divert “clean” runoff around barns, manure storage areas, and paddocks.
- Install and maintain a system of properly sized roof gutters, downspouts, and drains to prevent “clean” roof water from becoming “contaminated” by mixing with barnyard manure and sediment.
 - Divert “contaminated” runoff from manured areas away from waterways and to low gradient vegetated buffer areas.
 - Separate barnyards, paddocks, and manure storage areas from any waterway with buffer strips of vegetation to filter sediments and absorb nutrients in runoff.

- Construct or repair trails, arenas, road, parking areas, their associated ditches, and culverts to drain water in a non-erosive manner.
- With a little training, horse owners can use simple water quality test kits to monitor their operations.
- Additional benefits of runoff management include a drier barnyard, a healthier horse environment, and better working conditions.

- d) **Pasture and Paddock Care.** Maintain pasture productivity by controlling the number of horses and the amount of time they spend on a pasture. In most cases, pastures provide an exercise area and not the primary food source. For this reason, pasture management should focus on protecting the pasture’s soil and vegetative cover. Prevent bare areas from forming. Allow grass time for regrowth. Cross fence to divide pastures into smaller areas, which can be grazed in rotation. Inexpensive and moveable, electric fencing works well to define grazing areas. During the growing season, graze grass to a height of 3-4 inches and allow regrowth to 6-8 inches before returning horses to the pasture. Manage grazing so that a cover of dry residual vegetation protects soil from the first rains.

A porous soil improves plant vigor by allowing the infiltration of water, air, and nutrients. Hoof impact and machinery operation on water saturated land compact soil particles and cause loss of porosity.

Use turn-out paddocks as “sacrifice areas” to preserve pastures. This strategy reduces churning and compaction of wet soils, and overgrazing when pastures require a rest. If possible, locate paddocks back from waterways; and avoid swales where overland flows can wash away bare soil or manure. Maintain a vegetated border around paddocks to help filter contaminants. Be sure paddocks provide horses with adequate exercise room.

- e) **Protection of Waterbodies.** Protect or restore a vegetated riparian (streamside) corridor with grass, trees, shrubs and/or groundcover to filter sediments and horse waste, stabilize streambanks, reduce solar heating of the water, and enhance aquatic habitat.

Provide other source of water and shade. The direct deposit of manure into water can harm aquatic life. Trampling physically breaks down streambanks and destroys vegetative cover, which can increase sedimentation. The loss of streamside vegetation may also result in excessive solar heating of the water, which can harm cold water fish. Design stream crossings to minimize erosion. Exclusionary fencing and seasonal grazing of riparian corridors are possible management choices.

Ditches and drainage swales carry a large amount of rain runoff. These tributaries also require vegetation to filter sediment and reduce the erosive energy of water. Fencing may be necessary to exclude horses from these smaller waterways.

Wetlands naturally filter contaminants from water and provide excellent wildlife habitat. Protect wetlands from grazing and trampling during the rainy season.

Chemicals in horse grooming and health products, detergents, disinfectants, herbicides, and pesticides can harm aquatic life. Follow instructions for correct application. Minimize use whenever possible. Be careful to avoid direct application or airborne transport of sprays to waterbodies. Do not let horse wash water drain directly into waterways.

Policy 7.8.3 Visual Considerations

- a) **Storage of Materials.** All materials incidental to an equestrian facility should be stored properly and neatly on premises. No non-incidental material should be kept within the facility boundaries. Care should be taken to maintain the facility free of dust, rubbish, debris, and weeds to prevent the property from becoming an eyesore or potential health hazard.
- b) **Horse Trailers.** Horse trailers should be parked in a designated location on the premises. Mobile homes, if any, should be placed in the rear half of the property, and be maintained and screened so as to limit their visibility from the public view.
- c) **Fencing.** Fencing in contact with the animals should be of wire, or piping material. Fencing along property frontage should be constructed of wood material that may be left natural or painted. Other fence construction such as the arena, padlocks, and ring may be constructed using either wood or piping, but not both materials.

VOLUME I: PART II

ZONES C & D: LARGE PARCEL AGRICULTURE /
RESOURCE MANAGEMENT

PART II - ZONES C & D

CHAPTER EIGHT: INTRODUCTION

8.1 PURPOSE AND PLANNING CONTEXT

The North Livermore Specific Plan addresses a comprehensive range of issues associated with urban development and resource protection within the North Livermore Plan Area. It is intended to allow for phased and coordinated development within the City of Livermore and County of Alameda.

The North Livermore Plan Area consists of approximately 13,500 acres located in the Livermore-Amador Valley region of northeast Alameda County. The Planning Area boundaries are I-580 on the south, the Alameda/Contra Costa County line on the north, Vasco Road and the Altamont Hills on the northeast, the City Limits/Springtown on the southeast, and rolling foothills on the west. The majority of the City of Livermore is located south of Interstate 580.

8.2 PART II - ZONES C & D

Volume I, Part II - Zones C & D: Large Parcel Agriculture/Resource Management presents the goals, policies and standards for rural residences and other allowed uses in the most rural portions of the North Livermore Plan Area.

Zone C: Large Parcel Agriculture and Resource Management. Zone C consists of visually prominent hillside areas adjacent to the Urban Area (Zone A), including the hills between I-580 and Zone A (referred to as the Zone C/I-580 Hills throughout this Plan) and the hills immediately west of the Urban Area, which provide important scenic and open space resources. Although Zone C lands are similar to the open space lands in Zone D, the Zone C lands comprise a separate zone because of their visual prominence, aesthetic quality, and proximity to the Urban Area. Zone C is approximately 1,700 acres (12.5%) of the Plan Area.

Zone D: Large Parcel Agriculture and Resource Management. Zone D contains 7,050 acres of hillier land at the far northern end of the North Livermore Valley and the more distant hills and canyons in the western, northwestern and northeastern sections of the Plan Area (approximately 52% of the Plan Area). Rural residences are located along the narrow valley floors of Doolan and Collier Canyons and along the Vasco Corridor to the east. Grazing is the principal land use in this zone. The area's topography and geographical remoteness makes Zone D suitable for resource conservation and large parcel agriculture.

Under the Resource Conservation Program (see Volume III), Zones C and D are considered potential habitat management lands and will be acquired by the Conservancy on an established priority basis from willing sellers. Acquisition of conservation easements or outright ownership is intended to protect grassland habitat (and other specific important habitats) while encouraging the continued use of the land for agricultural purposes.

PART II - ZONES C & D

CHAPTER NINE: LAND USE

9.1 INTRODUCTION

The Specific Plan calls for the preservation of Zones C and D for wildlife habitat, open space and large parcel agriculture. Towards this end, Zones C and D are identified as potential habitat lands under the Plan's Resource Conservation Program (see Volume III: RCP). It is anticipated that Zone C and D landowners may participate in the RCP by selling permanent conservation easements or land in fee title to the North Livermore Conservancy, the land trust established under the Specific Plan for this purpose.

The Conservancy will manage land acquired by fee or conservation easement primarily for habitat purposes. Site-specific management plans will be developed for all fee title or conservation easement acquisitions. For landowners who wish to continue agricultural practices, the terms of the conservation easement will be individually designed to ensure compatibility between agricultural and habitat values.

All Zone C and D lands, with the exception of the Zone C/I-580 Hills, shall remain under the jurisdiction of Alameda County. All new building development will be guided by the East County Area Plan and this Specific Plan, and except for small agricultural accessory uses, will be subject to site development review. The design guidelines found in Chapter Fourteen will also apply to new development. The design guidelines are intended to maintain the area's rural character and ensure compatibility with protected habitat lands.

The areas defined as Zones C and D were identified on the basis of their comparatively hilly topography and remoteness from existing urban uses. The visual prominence and thus visual sensitivity of the hills in Zone C are also important resources to protect.

Refer to Volume II: Urban Area for additional policies relating to the Zone C/I-580 Hills. Although the Zone C/I-580 Hills are potential habitat lands for which conservation easements will be sought by the North Livermore Conservancy (see Volume III: RCP), they will also provide visual and open space value to the Urban Area (Zone A) and will be annexed by the City.

LAND USE GOALS

- A. To protect regionally significant agricultural open space and habitat from development.**
- B. To provide for the protection and/or enhancement of potential habitat management lands.**
- C. To provide standards for rural residential and agriculture-related uses.**
- D. To provide incentives to rural landowners so that they may feasibly continue agricultural activities.**

9.2 LAND USE DESIGNATIONS AND ZONING

Under the County's East County Area Plan (ECAP), adopted May 1994, the area within Zones C and D is primarily designated as "Resource Management" with additional designations of "Large Parcel Agriculture", "Low Density Residential", and "Water Management." Under the North Livermore Specific Plan, the area within Zones C and D will continue to be primarily designated as "Resource Management" with a small area in Zone C adjacent to the I-580 freeway retaining its current designation of "Large Parcel Agriculture" and a small area in Zone D near the Contra Costa County line retaining its current designation of "Water Management." (see Figure 9.1: Rural Lands - Land Use Diagram)

An overlay, or combining, district will be added to the zoning ordinance to modify and supplement the County's standard list of permitted uses in the "A" (Agricultural) zoning district, 100-acre minimum parcel size, in which Zones C and D are currently located. The combining district deletes some uses in the "A" District due to their potential conflict with habitat protection (e.g. abattoir, hog ranch, sanitary landfill, and commercial wind generators) while other uses have been added (e.g. arboretum/botanical garden and bed and breakfast inns). Additionally, all new structures, with the exception of accessory uses related to agricultural production smaller than 10,000 sf, are subject to site development review and must comply with the standards and design guidelines contained in Chapter Fourteen, (see Figure 9.2: Rural Lands – Zoning Map).

In instances where the Specific Plan does not address a particular land use, existing County regulations shall continue to apply.

Policy 9.2.1 Jurisdiction of Alameda County. Zones C and D (with the exception of the Zone C/I-580 Hills) shall remain under the jurisdiction of Alameda County and beyond the limits of urban growth.

LEGEND

-  Large Parcel Agriculture
-  Resource Management Area
-  Water Management Area
-  Rural Lands / Overlay District Boundary
-  Existing Parcel Boundary

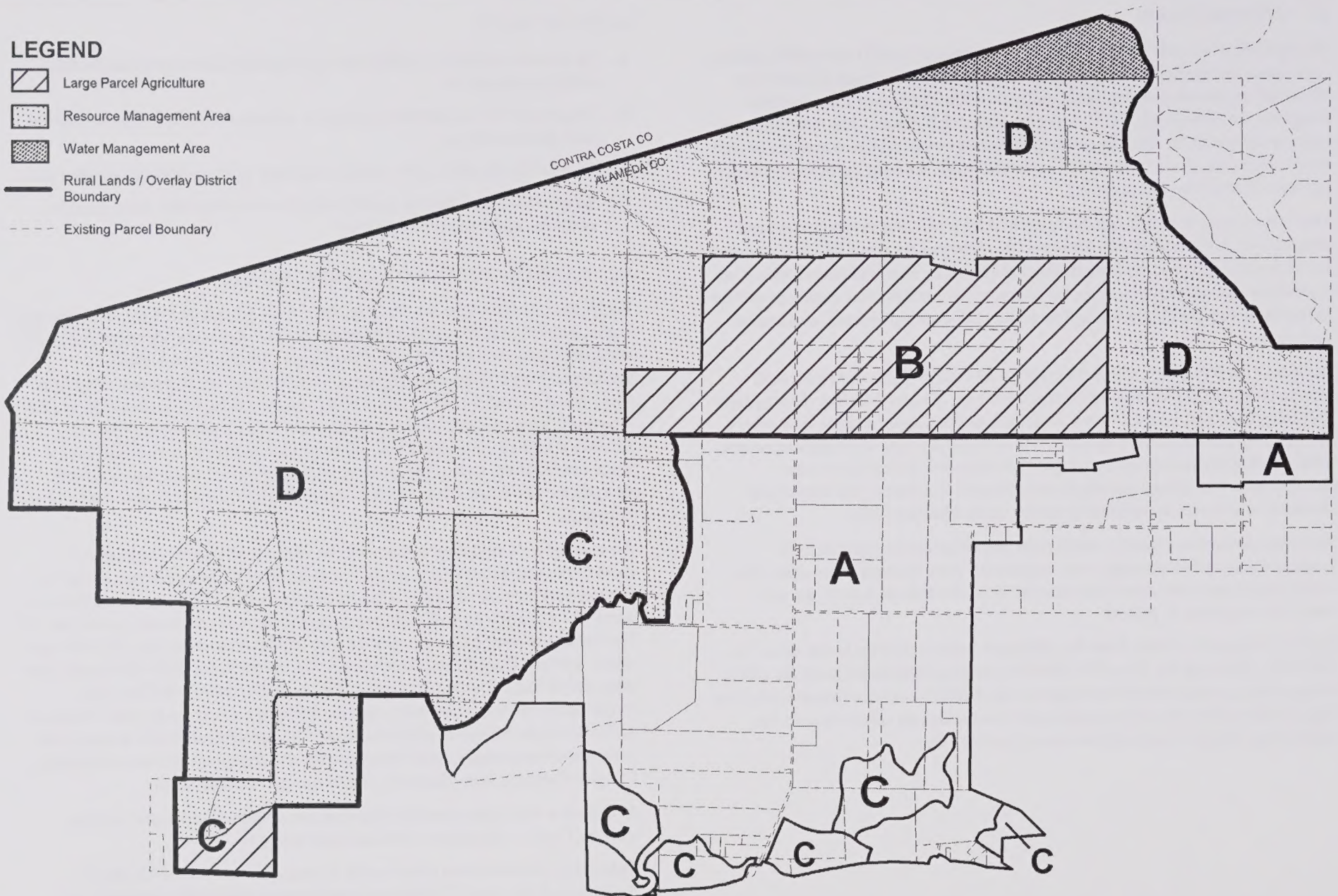


FIGURE 9.1: RURAL LANDS - GENERAL PLAN LAND USE DESIGNATIONS

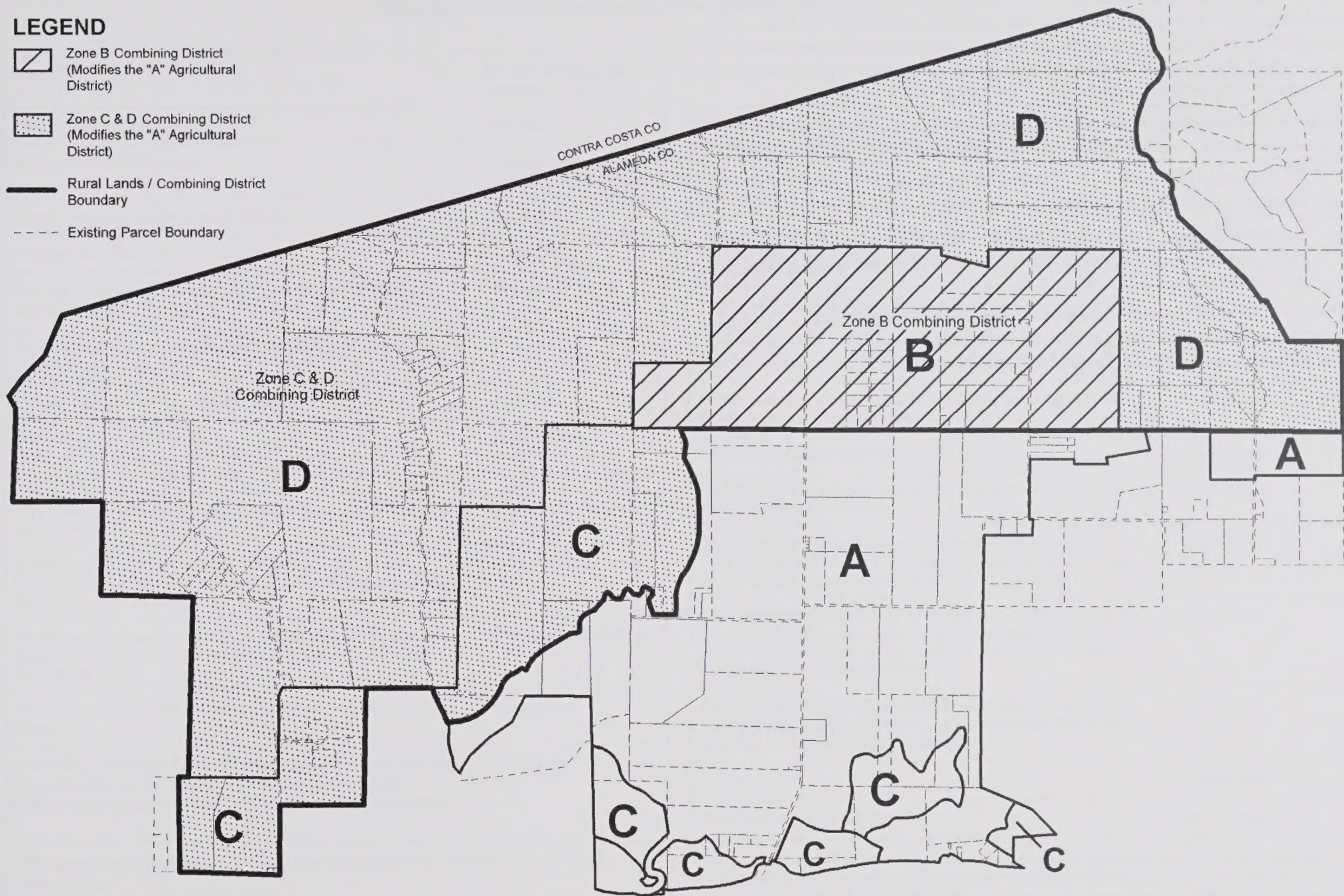


FIGURE 9.2: RURAL LANDS - PROPOSED ZONING DESIGNATIONS

Policy 9.2.2 Development Intensity. The County’s “A” (Agricultural) District, one hundred-acre minimum parcel size, will continue to determine the base development potential for parcels in Zones C and D. Under this zoning, one single-family dwelling unit and one secondary unit per parcel are permitted per 100 acres provided all other applicable County standards are met.

Policy 9.2.3 Combining District. The County Zoning Ordinance shall be amended to create a combining district for Zones C and D that will include the following:

- a) Modified permitted and conditionally permitted uses (see Table 9.1)
- b) Site Development Review and compliance with design guidelines for all new buildings except accessory uses related to agricultural production smaller than 10,000 sf

Policy 9.2.4 Permitted and Conditional Land Uses. Permitted and conditionally-permitted land uses shall be those identified in Table 9.1. For land use definitions, see Table 9.2: Land Use Definitions.

Table 9.1: Permitted/Conditional /Accessory Land Uses (Zones C and D)

Land Use	Permitted/Conditional/ Accessory Uses	Land Use	Permitted/Conditional/ Accessory Uses
*Single-family residence	Permitted	*Packing house for fruit or vegetables (does not include canneries, or plants for food processing or freezing)	Conditional
*Secondary dwelling unit	Permitted (see other County requirements)	*Plant nursery, greenhouse, apiary; aviary, hatchery, horticulture	Conditional
Crops, vineyard, orchard, truck garden	Permitted	*Ancillary Winery Uses (such as visitor center, wine tasting, related retail sales, limited food service, picnic facilities, indoor and outdoor events)	Conditional
*Winery or olive mill	Permitted	*Bed and Breakfast Inn (owner-occupied maximum of 8 guest rooms)	Conditional
Raising or keeping of poultry, fowl, rabbit, sheep, goats or similar animals	Permitted ¹	*Restaurants ancillary to permitted and conditional uses	Conditional
Non-commercial grazing, breeding or training of horses or cattle (private uses only)	Permitted ²	*Commercial equestrian facilities (such as boarding stables, riding academies, equestrian centers)	Conditional
Public or private riding or hiking trails	Permitted	*Kennel and animal hospital	Conditional
Arboretum, botanical garden	Permitted	*Administrative support and service facilities of a public regional recreation district	Conditional
*Farm buildings, including stable, barn, pen, corral, or coop	Permitted as accessory ¹	*Public utility building or uses, including water storage reservoir and substation but excluding such uses as a business office, storage garage, repair shop or corporation yard	Conditional
*Building or room for packing or handling products raised on the premises	Permitted as accessory	Outdoor recreational facility; park and playing fields for active games; swimming pool, camp or picnic grounds (Category excludes facilities for off-road vehicles, motorcycles, bike tracks, and skateboarding facilities)	Conditional
Killing and dressing of poultry, rabbits and other small livestock raised on the premises, but not including an abattoir for sheep, cattle or hogs	Permitted as accessory	Public or private hunting or wildlife or fishing and public or private hunting clubs and accessory structure (not allowed in potential biological mitigation areas)	Conditional
Produce stand (stand for the sale at retail of items produced or raised on the premises having ground coverage not in excess of 400 square feet).	Permitted as accessory	*Cemetery	Conditional
*Administrative offices accessory to the principal use on the premises	Conditional	Non-commercial wind generator	Conditional
Additional dwellings for farm employees who require full-time on-site residency; occupancy of one mobile home under limited conditions and when related to an agricultural pursuit	Conditional		

¹ These uses are Conditional if the total size of all related structure(s) exceeds 10,000 square feet.

² The “grazing, breeding or training of horses or cattle” becomes a conditional use when that use meets the definition of a commercial equestrian facility (see Table 9.2 Land Use Definitions).

* Site Development Review is required of all new structures, except agricultural accessory uses smaller than 10,000 sf. All uses that require Site Development Review will be subject to the design guidelines found in Chapter Fourteen. For the definition of accessory uses, see Table 9.2 Land Use Definitions.

Table 9.2: Land Use Definitions

Accessory Uses: Under the A District Zoning Ordinance, accessory uses are those uses subordinate to a lawful use or normally accessory to a dwelling.

Agricultural Accessory Uses: Agricultural accessory uses are structures integral to agricultural operations such as barns, animal feed facilities, silos, and on-site housing for farm employees who require full-time, on-site residency.

Commercial Equestrian Facilities: These are boarding stables, riding academies, and equestrian centers. A commercial equestrian facility means any premises where more than four horses not owned by the owner or occupant of the premises are boarded, kept, or otherwise maintained. The open grazing or pasturing of four or more horses not owned by the owner or occupant of the premises also qualifies as a commercial equestrian facility.

Secondary Units: Secondary units are self-sufficient housing units which may or may not be attached to single family homes. The units are typically small in size and contain a full service kitchen and bathroom. The designation "secondary unit" may be applied to a structure which was originally the primary residence on a property should the original primary residence be smaller in size than the proposed secondary unit.

Winery or Olive Mill: In order to be considered a permitted winery or olive mill, the facility must accomplish at least two of the following activities on site: crushing/pressing, fermentation, bulk aging/storage, and bottling.

9.3 RURAL DEVELOPMENT

Policy 9.3.1 Subdivision of Agricultural Parcels. Divisions of agricultural parcels shall be allowed only when the Subdivision and Site Development Review Standards set forth in Section 14.1 are met.

Policy 9.3.2 Minimum Parcel Size. The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the property and surrounding land, but shall not be smaller than 100 acres except as provided under the clustering provision (see Policy 9.3.3). Where conditions warrant, the County may require a larger parcel size through the land division process, (see Section 14.1).

Policy 9.3.3 Clustering of Parcels. Parcels 200 acres or greater in size may be subdivided to allow for small clustered parcels of 5-20 acres and one large remainder parcel provided the following additional conditions can be met:

- a) Consistency with the Standards for Subdivision and Site Development Review for Agricultural Parcels, (see Section 14.1).
- b) Identification of a building envelope of no more than two acres on each parcel, including the large remainder parcel, within which all residential development or other allowed development shall be located.
- c) Permanent dedication of a conservation easement on the entire original parcel to the North Livermore Conservancy. Under the conservation easement, the use of land outside the building envelopes shall remain permanently restricted to habitat conservation and/or agriculture. For dedication of the permanent conservation easement, the owner shall receive a density bonus of one additional parcel for every 200 acres of the original parcel.
- d) Discretion will be exercised as to the number of cluster parcels that may be created where it can be shown that a density of one unit per 100 acres would be detrimental to water quality, the environment including habitat value or agricultural operations; or where services cannot be adequately provided.
- e) The clustering shall be configured to maximize the amount of contiguous agricultural and/or habitat acreage and minimize the impacts of residential sites on agricultural operations or habitat value. To the extent feasible, the cluster parcels and the development envelope on the remainder parcel shall be located in close proximity to each other. Cluster parcels shall not be created outside the boundary of the original parcel.

Policy 9.3.4 Building Site Status. The County shall continue to honor building site status on existing parcels of less than 100 acres in the “A” (Agricultural) District, 100-acre minimum parcel size, only if the parcel is consistent with Zoning Ordinance standards for legal building sites.

Policy 9.3.5 Building Envelope. All tentative maps for proposed subdivisions shall identify a building envelope of no more than two acres on each proposed parcel within which all residential development and residential accessory uses shall be located. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review. The building envelope shall comply with the Standards for Subdivision and Site Development Review for Agricultural Parcels set forward in Section 14.1.

Policy 9.3.6 Zone C and/or D Parcels, a Portion of Which is Located within Zones A or Zone B. Zone C and/or D parcels which as of December 31, 1999 overlap into Zones A or B must process a subdivision map in the City and the County, as applicable, designating the Zone A, Zone B, Zone C and/or Zone D lands as separate parcels with new lot lines located, as appropriate, at the Zone A/B boundary, the Zone B/C boundary and Zone B/D boundary (see Figure 9.1). Such a map shall be processed at the time the urban portion of the parcel is annexed to the City or when a rural development proposal is submitted in the County, whichever is sooner. Subdivision of such parcels shall be subject to the following provisions:

- a) **Portions of Land within Zone A.** Residential unit allocations for the portion within Zone A shall be per Volume II Table 2.4: Land Use by Parcel.
 - i. Where the Zone C and/or D portion of the parcel is located within the Zone C/I-580 Hills or abutting Murray Ranch Road or Vasco road, allowable Zone C and or D residential units shall be located within the Zone A portion of the same parcel pursuant to subsection c) below.
 - ii. In other areas, allowable Zone C and/or D residential units are encouraged to be located within the Zone A portion of the same parcel, but may be located within the Zone C and/or D portion of the parcel pursuant to subsection c) below.
- b) **Portions of Land within Zone B.** Residential unit allocations for the portion within Zone B shall be per the Large Parcel Agriculture zoning or the Density Bonus Program described in this Section.

- i. An existing residence on a residual parcel smaller than 100 acres shall be considered as a conforming use. If the residual parcel is part of a density bonus application, the existing residence shall be counted against the total development potential with the density bonus (see Policy 2.3.8).
- c) **Portions of Land within Zones C and/or D.** Residential unit allocations for the portion within Zones C and/or D shall be per the Large Parcel Agriculture Zoning.
 - i. An existing residence on a residual parcel smaller than 100 acres shall be considered as a conforming use.
- d) **Dedication of Conservation Easements.** The dedication of a conservation easement on a residual Zone C and/or D parcel created by the subdivision of a parcel which overlaps with Zone A shall be addressed in development agreement negotiations between the City and the land owner (in conjunction with the County) prior to annexation of the Zone A parcel.
 - i. For the dedication of a conservation easement on a residual Zone C and/or D parcel, the Zone A open space fee obligation shall be reduced by the value of the conservation easement.

Policy 9.3.7 Secondary Units. One secondary unit per agricultural parcel shall be allowed provided the Secondary Unit development standards set forward in Section 14.2 are met.

Policy 9.3.8 On-site Housing for Farm Employees. On-site housing for farm employees who require full-time, on-site residency is conditionally allowed when found by the zoning administrator to be necessary to the farming operation. Such housing shall be exempt from Site Development Review and shall not be limited to the identified building envelope. However, potential impacts on agricultural uses, and biological and geotechnical factors shall be taken into consideration in the siting of such housing.

Policy 9.3.9 Visitor-Serving Commercial. Visitor-serving commercial uses such as ancillary winery uses, equestrian facilities and restaurants and retail associated with wineries and Bed-and-Breakfast Inns are conditional uses. With the exception of allowed outdoor recreational facilities, they are limited to small-scale facilities that are subordinate to, or directly relate to, the area's agricultural production. Any proposal for a visitor-serving commercial use shall be required to meet the design guidelines for commercial development contained in Section 14.5.

- a) Restaurants shall only be permitted as ancillary uses to a winery, olive mill, or bed-and-breakfast inn.
- b) The primary focus for retail uses must be the sale of produce that is grown or processed in the East County area and/or merchandise that directly promotes that produce, e.g., wineries and olive presses must use primarily locally-grown crops.
- c) Any proposal for visitor-serving commercial shall be required to meet the following development criteria:
 - i. The project will primarily promote agricultural products grown or processed in Alameda County.
 - ii. The project is compatible with existing agricultural production activities in the area.
 - iii. The project can demonstrate an adequate and reliable water source that does not significantly diminish the availability of water to serve existing or potential agricultural uses.
 - iv. The project mitigates, to the satisfaction of the County, all potential conflicts with surrounding agricultural uses and other environmental impacts.

Policy 9.3.10 Commercial Development as Conditional Uses. All commercial development considered to be conditional uses in Table 9.1 shall file applications for conditional use permits in accordance with County ordinance requirements and, if relevant, with Policy 9.3.10 relating to visitor-serving commercial uses. Additional requirements for commercial equestrian facilities may be found in Policy 9.3.12.

Policy 9.3.11 Site Development Review. In order that new buildings or land uses are compatible with their sites and surrounding environment, Site Development Review shall be required for all proposed buildings, except accessory uses related to agricultural production smaller than 10,000 sf (for land use definitions, see Table 9.2).

- a) All new buildings subject to Site Development Review shall also comply with the appropriate design guidelines set forward in Section 14.5.
- b) As part of the Site Development Review process, all residential, commercial, and conditional uses shall be subject to the appropriate provisions of the Standards for Subdivision and Site Development Review for Agricultural Parcels set forward in Section 14.1.

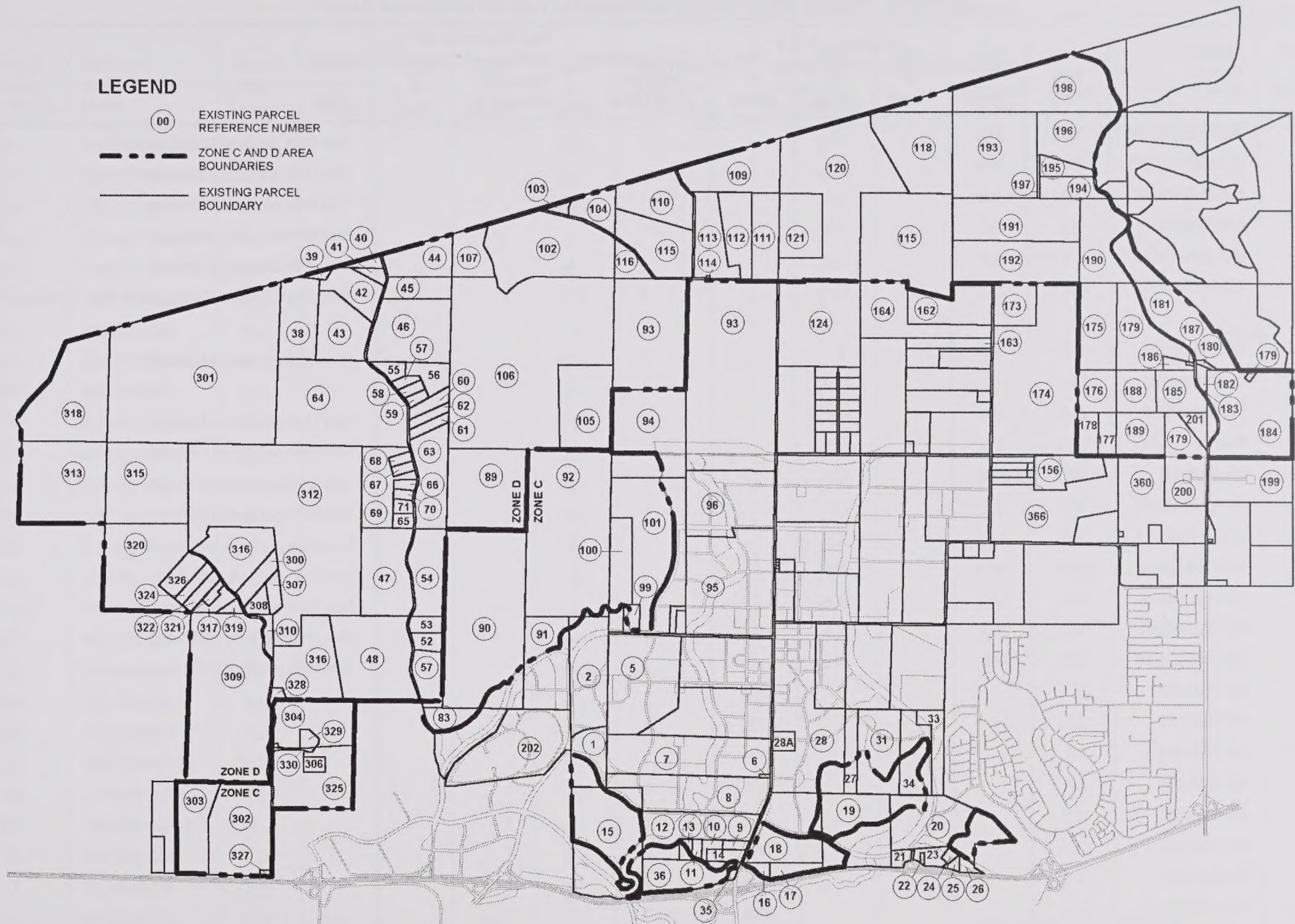


FIGURE 9.3: ZONES C & D - EXISTING PARCELS

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D)

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement	
								Zones C/D (3 du/200 ac)	Notes
1	903-0008-001-01	50.0	31.5		18.5		-	-	New Units per Zone A Allotment
2	903-0008-001-02	100.2	96.9		3.3		-	-	New Units per Zone A Allotment
11	903-0008-004-09	5.2	4.6		0.6		-	-	New Units per Zone A Allotment
12	903-0008-004-11	80.0	71.2		8.8		-	-	New Units per Zone A Allotment
13	903-0008-004-12	6.2	2.6		3.6		-	-	New Units per Zone A Allotment
15	903-0009-006-02	163.1	61.1		102.0		1	1	New Zone C/D Units Shall Locate in Zone A Portion
16	99-0015-001-04	9.9	0.2		9.7		-	-	New Units per Zone A Allotment
17	99-0015-007-03	12.4			12.4		1	1	
18	99-0015-015-02	99.8	48.6		51.2		-	-	New Units per Zone A Allotment
19	99-0015-016-03	104.0	39.7		64.3		-	-	New Units per Zone A Allotment
20	902-0008-001	122.5	75.9		46.6		-	-	New Units per Zone A Allotment
21	902-0008-005-05	4.0	3.6		0.4		-	-	New Units per Zone A Allotment
27	902-0009-001-03	24.1	14.9		9.2		-	-	New Units per Zone A Allotment
28	902-0009-001-08	200.7	190.9		9.8		-	-	New Units per Zone A Allotment
31	902-0009-002-01	80.0	54.9		25.1		-	-	New Units per Zone A Allotment
34	902-0009-003-02	55.0	28.9		26.1		-	-	New Units per Zone A Allotment
36	099-0100-019-08	53.0	3.7		49.3		-	-	New Units per Zone A Allotment
38	905-0005-001	76.7				76.7	1	1	
39	905-0005-002	2.6				2.6	1	1	
40	905-0005-003	6.9				6.9	1	1	
41	905-0005-004	4.7				4.7	1	1	
42	905-0005-005	40.9				40.9	1	1	
43	905-0005-006	64.7				64.7	1	1	
44	905-0005-007	50.5				50.5	1	1	
45	905-0005-008-01	31.6				31.6	1	1	

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D) *Continued*

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement	
								Zones C/D (3 du/200 ac)	Notes
46	905-0005-008-02	101.0			3.3	101.0	1	1	
47	905-0007-003	95.7				95.7	1	1	
48	905-0007-004	144.4				144.4	1	1	
50	905-0007-006-01	3.3					1	1	
51	905-0007-007-02	30.6				30.6	1	1	
52	905-0007-008	12.5				12.5	1	1	
53	905-0007-009	12.4				12.4	1	1	
54	905-0007-010	60.7				60.7	1	1	
55	903-0001-001	10.7				10.7	1	1	
56	903-0001-002	20.9				20.9	1	1	
57	903-0001-003	5.1				5.1	1	1	
58	903-0001-004	5.2				5.2	1	1	
59	903-0001-005	5.1				5.1	1	1	
60	903-0001-006	9.9				9.9	1	1	
61	903-0001-007-01	10.0				10.0	1	1	
62	903-0001-007-02	9.8				9.8	1	1	
63	903-0001-008	71.8				71.8	1	1	
64	905-0006-001	222.2				222.2	2	3	
65	905-0006-002-01	6.5				6.5	1	1	
66	905-0006-002-03	5.2				5.2	1	1	
67	905-0006-002-05	5.2				5.2	1	1	
68	905-0006-002-06	5.2	5.2	1	1				
69	905-0006-002-07	64.7	64.7	1	1				
70	905-0006-003	5.2	5.2	1	1				
71	905-0006-004	5.2	5.2	1	1				
83	903-0004-001	90.6	47.0		43.6		-	-	New Units per Zone A Allotment

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D) *Continued*

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement	
								Zones C/D (3 du/200 ac)	Notes
89	903-0003-001	158.3				158.3	2	2	
90	903-0003-002	320.8	23.3		297.5		3	4	New Zone C/D Units Shall Locate in Zone A Portion
91	903-0003-003-01	88.7	61.0		27.7		-	-	New Units per Zone A Allotment
92	903-0005-001	320.0	2.9		317.1		3	4	New Zone C/D Units Encouraged in Zone A Portion
93	903-0006-001	543.8	33.5	335.0		175.3	2	2	New Zone C/D Units Encouraged in Zone A Portion
94	903-0006-002	165.3	13.3	125.3	26.7		-	-	New Units per Zone A Allotment
99	903-0006-004-04	10.0	3.4		6.6		-	-	New Units per Zone A Allotment
100	903-0006-004-07	45.0	7.1		37.9		-	-	New Units per Zone A Allotment
101	903-0006-004-08	183.7	59.4		124.3		1	1	New Zone C/D Units Encouraged in Zone A Portion
102	903-0002-001-01	174.6				174.6	2	2	
103		6.5				6.5	1	1	
104	903-0002-001-03	24.1				24.1	1	1	
105	903-0002-002	102.8				102.8	1	1	
106	903-0002-003	533.4				533.4	5	7	
107	903-0002-004	43.1				43.1	1	1	
108	903-0002-005	1.9				1.9	1	1	
109	903-0007-001-01	92.5				92.5	1	1	
110	903-0007-001-02	88.2				88.2	1	1	
111	903-0007-002-01	49.2				49.2	1	1	
112	903-0007-002-11	45.7				45.7	1	1	
113	903-0007-002-12	65.2				65.2	1	1	
114	903-0007-003	0.2				0.2	1	1	
115	903-0007-004-01	73.7				73.7	1	1	
116	903-0007-004-02	26.6				26.6	1	1	
117	902-0001-001	24.4				24.4	[0]	[0]	Publicly Owned Property
118	902-0001-002	127.5				127.5	1	1	

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D) *Continued*

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement	
								Zones C/D (3 du/200 ac)	Notes
119	902-0001-003	172.8				172.8	2	2	
120	902-0001-004	271.2				271.2	3	4	
121	902-0001-005	60.4				60.4	1	1	
175	902-0005-003	80.0				80.0	1	1	
176	902-0005-004	40.0				40.0	1	1	
177	902-0005-005	20.0				20.0	1	1	
178	902-0005-006	20.0				20.0	1	1	
179	99B-4901-001-02	65.8				65.8	1	1	
180	99B-4901-002-03	1.2				1.2	1	1	
181	99B-4901-002-04	87.0				87.0	1	1	
182	99B-4901-004-01	6.4				6.4	1	1	
183	99B-4901-005	0.7				0.7	1	1	
184	99B-4901-006-06	150.5				150.5	2	2	
185	99B-4901-008	43.3				43.3	1	1	
186	99B-4901-009	6.3				6.3	1	1	
187	99B-4901-010	0.9				0.9	1	1	
188	99B-4901-011	29.4				29.4	1	1	
189	99B-4901-012	41.1				41.1	1	1	
190	902-0006-002-01	71.2				71.2	1	1	
191	902-0006-003-01	120.0				120.0	1	1	
192	902-0006-003-02	120.0				120.0	1	1	
193	902-0006-004	160.0				160.0	2	2	
194	902-0006-007	27.3				27.3	1	1	
195	902-0006-008-01	16.4				16.4	1	1	
196	902-0006-008-02	66.8				66.8	1	1	
197	902-0006-009	0.9				0.9	1	1	

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D) *Continued*

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement	
								Zones C/D (3 du/200 ac)	Notes
198	902-0007-003	157.8	43.7			157.8	[0]	[0]	Publicly Owned Property
200	99B-5300-0011-03	69.7				26.0	-	-	New Units per Zone A Allotment
201	99B-5300-001-04	9.4				9.4	1	1	
236	99B-4901-007-02	4.3				4.3	1	1	
300	905-0003-005	20.0				20.0	1	1	
301	905-0004-001	513.6				513.6	5	5	
302	905-0001-001-02	109.9				109.9	1	1	
303	905-0001-003-02	76.4				76.4	1	1	
304	905-0008-001-11	87.3				87.3	1	1	
306	905-0008-001-03	7.1				7.1	[0]	[0]	Publicly Owned Property
307	905-0003-006	10.0				10.0	1	1	
308	905-0003-007	10.1				10.1	1	1	
309	905-0002-004	304.3				304.3	3	4	
310	905-0002-005	8.5				8.5	1	1	
311	905-0003-004	75.2				75.2	1	1	
312	905-0007-002-03	492.9				492.9	5	7	
313	985-0007-001 00	151.7				151.7	2	2	
314	905-0003-014-02	85.6				85.6	1	1	
315	905-0003-014-03	70.6				70.6	1	1	
316	905-0007-001-05	95.6				95.6	1	1	
317	905-0003-009-01	9.9				9.9	1	1	
318	985-0001-001 00	363.0				363.0	4	5	
319	905-0003-008	4.9				4.9	1	1	
320	905-0003-012	137.7				137.7	1	1	
321	905-0003-009-02	5.0				5.0	1	1	
322	905-0003-010-01	10.0				10.0	1	1	

Table 9.3: Potential Number of Residential Units by Parcel (Zones C & D) Continued

Parcel Ref # (Fig 9.3)	Assessor Parcel # (APN)	Parcel Size (Acres)	Zone A (Acres)	Zone B (Acres)	Zone C (Acres)	Zone D (Acres)	Total Residential Zones C/D (1 du/100 ac)	Total Residential with Dedication of Conservation Easement Zones C/D (3 du/200 ac)	
									Notes
323	905-0003-003	8.0				8.0	1	1	
324	905-0003-010-02	10.0				10.0	1	1	
325	905-0008-001-06	113.3			113.3		1	1	
326	905-0003-011	20.1				20.1	1	1	
327	905-0001-002-02	1.1			1.1		[0]	[0]	Publicly Owned Property
328		1.6				1.6	1	1	
329	905-0008-001-07	8.0			8.0		[0]	[0]	Publicly Owned Property
330	905-0008-001-05	2.9			2.9		[0]	[0]	Publicly Owned Property
343		27.0				27.0	1	1	
349		1.3				1.3	1	1	
Total		10546.1			1731.5	7330.5	143	153	

9.4 AGRICULTURE

Policy 9.4.1 Land Use Compatibility. The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.

Policy 9.4.2 Agricultural Support. Alameda County shall support agriculture in Zones B, C and D by assisting agricultural operations to address nuisance-related and other rural issues.

- a) A Rural Advisory Committee shall be encouraged to work with the County Sheriff's Department to develop a Rural Crime Prevention Program for the rural area.
- b) Signs shall be installed by the County to notify residents that owners of dogs harassing livestock shall be subject to fines, destruction of the dogs, or other punishments as authorized under state law.
- c) The County, in consultation with the County Agricultural Advisory Committee, shall consider developing a marketing program, providing low interest loans to support agricultural production, and assisting lessees of agricultural lands to purchase such properties.
- d) Other policies which support agriculture include Policy 9.4.3 Rural Advisory Committee; Policy 9.4.4 Agricultural Protection; Policy 9.5.1 Agricultural Buffers; Policy 9.5.2 Habitat Buffers.

Policy 9.4.3 Rural Advisory Committee. Alameda County, in consultation with the City of Livermore, shall establish a Rural Advisory Committee to address rural North Livermore issues. The Committee shall consist of five landowners from Zones B, C and D. The Committee may make recommendations to County staff for utilizing available funding for programs designed to retain and enhance North Livermore agriculture. Examples of such programs would be assistance in marketing of agricultural products, nuisance abatement, and measures for mitigating the impact of increased traffic on rural roads.

- a) Zone A development shall provide a total of \$2,500,000 in funding for use by Alameda County to support measures that will be directed towards encouraging the expansion of agriculture and addressing issues related to the proximity of urban development. This fund is in addition to the \$2,500,000 to be paid by Zone A development for maintenance and improvements of Zones C & D County roads (see Policy 10.1.3).

- b) Funding shall be provided by a fee of \$200 per Zone A unit to be paid to the City at the time Final Maps are recorded by the City, and thereafter transferred to the County.

Policy 9.4.4 Agricultural Protection. The long-term viability of agriculture shall be protected through the use of such tools as "Right-to-Farm ordinances and deed restrictions on adjacent residential development.

- a) The County shall enforce its Right-to-Farm ordinance. All applicants shall be required to mitigate potential residential /agricultural conflicts by including a clause in the sales contract of each home referencing the Right-to-Farm ordinance and indicating that the residence may be located near an existing or future agricultural operation, and that the homeowner recognizes that the property may be subject to noise, dust, odors, night operations, or other impacts resulting from the agricultural operation.
- b) All prospective purchasers in Zones C and D must read and sign a statement permanently attached to the deed of purchase of the property, which requires the prospective buyer to acknowledge the historical and ongoing presence of agricultural operations within the Specific Plan Area, explains the types of activities which may be expected to take place in routine agricultural operations locally, and informs the prospective buyer of the provisions of the Right-to-Farm ordinance.
- c) This declaration shall explicitly state that noise, dust, odors, and other effects related to routine agricultural operations are allowable, and are not subject to control or regulation in response to complaints from nearby residents.

9.5 BUFFERS

Policy 9.5.1 Buffers Between Agriculture and Residential/Commercial.

Buffers shall be established between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the parcel and the intensity of the adjacent agricultural uses at the time of residential or commercial development. The size of the buffer shall be determined as part of the Site Development Review process for the siting of building envelopes. The buffer shall be located on the parcel for which a development approval is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.

Policy 9.5.2 Buffers Between Agriculture and Habitat Land. Habitat buffers shall be established between those areas designated for agricultural use and lands acquired for habitat management. The buffer shall be located on the habitat management parcel and shall be of a sufficient size to adequately separate more intensive agricultural practices from habitat protection practices. Lands within this buffer area might have fewer restrictions than habitat management lands, but more restrictions than intensive agricultural lands.

Policy 9.5.3 Buffers Between Habitat Land and Residential/Commercial.

Buffers shall be required between habitat management lands and residential and/or commercial uses within habitat areas or abutting parcels.

- a) The buffer shall be located on the parcel for which a development approval is sought and shall provide for the protection of the maximum amount of habitat land feasible. The size, configuration and design of buffers shall be determined as part of the Site Development Review process for the siting of building envelopes, and shall be designed in collaboration with the Conservancy.

9.6 VISUAL CONSIDERATIONS FOR POTABLE WATER STORAGE TANKS

Approximately 15 millions gallons of potable water storage is needed for development under the Plan, as well as for other City needs. To meet this demand, it is likely that three 5 million gallon tanks, approximately 40 feet high, would be constructed at a minimum elevation of 690 feet within the Zone C hillsides north of the Las Positas College and west of Hartman Road. See Volume II, Section 6.1 for additional information.

Additionally, a storage reservoir for reclaimed water is planned to be constructed in a shallow canyon area straddling Zone B and Zone D. See Part I, Policy 2.10.1, of this document for site guidelines for this facility.

Policy 9.6.1 Site Guidelines for Water Storage Reservoirs. A water storage tank siting study shall be conducted to precisely identify the location of proposed water storage tanks. The siting and construction of these storage tanks shall seek to minimize the visual impact that such facilities could have to the surrounding open space areas.

- a) While the location of necessary water storage tanks will be guided primarily by the elevation requirements necessary to provide adequate water pressure, the selection of the preferred site shall consider the potential for concealing the tanks from view from the Urban Area and surrounding rural development by locating them within small canyon areas or within topographic depressions within the hillsides.
- b) Multiple, small water tank sites shall be considered so as to minimize the amount of grading that would otherwise be required for one large tank site. Berming on the downslope side of the tanks should be used to protect downslope properties.
- c) Water tanks shall be concealed from view using a combination of natural colors and materials, landscape screening with native species (such as oaks), and potentially burying portions of the tank underground if feasible.

PART II - ZONES C & D

CHAPTER TEN: TRANSPORTATION & CIRCULATION

This chapter establishes policies for the transportation and circulation systems for the rural zones of the North Livermore Project Area.

10.1 RURAL ROADS

There are few County roadways within Zones C and D of the Plan Area. Doolan Road and Collier Canyon Road provide access to the Cotton and Collier canyons in the western portion of Zone D. Highland Road and Morgan Territory Road connect to Contra Costa County from Manning Road in the northern portion of Zone D, and Vasco Road cuts through the eastern portion of the zone. The Murray Ranch Road defines the southeast boundary of Zone C and provides the only access to this area. The alignment, paving and cross-sectional width of these roads are not to current Alameda County standards, (see Figure 10.1: Rural Lands -Transportation and Circulation Diagram).

Policy 10.1.1 Internal Roadway System. The internal roadway system within the rural lands shall not be improved so as to facilitate cut-through traffic from points north in Contra Costa County through the Plan Area to I-580.

Policy 10.1.2 County Roads. The County shall work to improve County roads and to ensure that safety on county roads is maintained consistent with financial resources available.

Policy 10.1.3 Rural Road Funding by New Development. New development in the Urban Area shall contribute to the maintenance of rural roadways within Zones B, C and D. Funds may also be used for roadway structural and safety improvements.

- a) Zone A developers shall provide a total of \$2,500,000 in funding for use by Alameda County in maintaining and improving roads within Zones B, C and D. This fund is in addition to the \$2,500,000 to be paid by Zone A development for mitigating impacts to rural roads caused by urban development, (see Policy 9.4.3).
- b) Funding shall be provided by a fee of \$200 per Zone A unit, to be paid to the City for transfer to the County at the time Final Maps are recorded in the City.

Policy 10.1.4 Traffic Calming Measures. The Rural Advisory Committee (see Policy 9.4.3) shall make recommendations to the County regarding needed traffic calming measures. The process identified in the County's adopted 1997 Neighborhood Traffic Calming Program will be utilized in addressing specific rural community concerns.

10.2 TRAILS

The Plan proposes multiuse trails along all creek corridors and arterial streets with Zone A, with eventual extensions through the rural zones to Los Vaqueros Reservoir and Brushy Peak. This system of local trails provides for implementation of a portion of EBRPD's Iron Horse Regional Trail system. The Park Districts' proposed Shadow Cliffs to Morgan Territory Trail segment would be implemented in approximately the alignment suggested by the District.

Policy 10.2.1 Regional Trails. The proposed East Bay Regional Park District regional trail from Shadow Cliffs to Morgan Territory shall be facilitated by encouraging the Conservancy to acquire a trail easement along Morgan Territory Road from the intersection with Manning Road to the Contra Costa County line.

Policy 10.2.2 Trails within Zone C and D. The trails network in the Rural Area should be implemented using a variety of measures as they arise, including trail dedication and improvement by private interests or gifts. Intra-agency planning for funding, acquisition, improvement and maintenance of trails with LARPD, EBRPD, Contra Costa County and adjacent cities should be carried out where it will facilitate trail implementation.

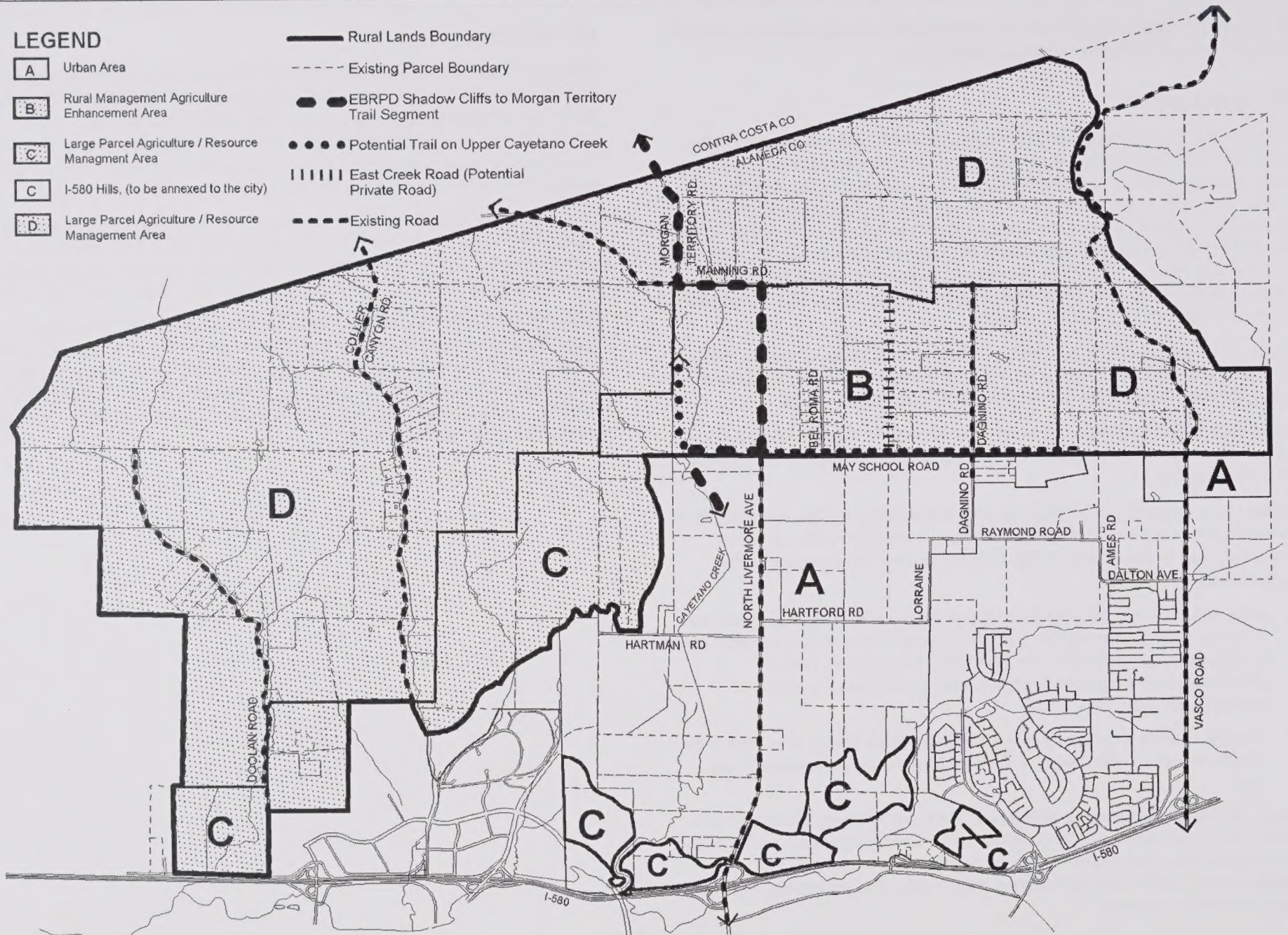


FIGURE 10.1: RURAL LANDS - TRANSPORTATION AND CIRCULATION DIAGRAM

PART II - ZONES C & D

CHAPTER ELEVEN: RESOURCE PROTECTION

This chapter establishes policies for the protection of the natural and cultural resources located in Zones C and D of the North Livermore Specific Plan Area.

11.1 WATER QUALITY

Policy 11.1.1 Special Hydro-Geologic Studies. Special hydro-geologic studies shall be required for commercial operations of more than 10 acres, such as nurseries, golf courses, and commercial equestrian facilities (for land use definitions, see Table 9.2). The hydro-geologic studies should address the following:

- a) Groundwater extraction drawdown and well interference effects from proposed on-site wells
- b) Stormwater runoff and water quality management
- c) Groundwater mounding and nitrate loading effects from on-site wastewater disposal

Policy 11.1.2 Water Quality Management Plans. Golf courses, nursery operations, and commercial equestrian facilities shall be required to prepare and implement water quality management plans to ensure minimal impacts to surface and groundwater quality. See also Policies 11.4.9, 11.4.10 and 11.4.11 regarding grading and erosion control.

Policy 11.1.3 Best Management Practices for Water Quality. The County will cooperate with Zone 7, the Resource Conservation District and Regional Water Quality Control Board to develop and disseminate guidance to Zone C and D land owners on voluntary implementation of BMPs to prevent and/or minimize degradation of surface and groundwater quality in Zones C and D. Information packets describing BMP implementation and the benefits thereof should be developed for as many of the approved Zone C and D land use practices as possible, including but not limited to:

- a) Agricultural and landscaping irrigation and fertilizing practices
- b) Confined animal facilities management, including management of animal waste through a pick-up and composting system, as well as controlling the number of horses and other farm animals allowable on a per acre basis. For Commercial Equestrian Facility standards, see Section 14.3)
- c) Nursery management

Policy 11.1.4 Stream Setbacks. New development shall comply with the setback requirements and other provisions of the Alameda County Watercourse Protection Ordinance.

11.2 BIOLOGICAL RESOURCES

The Specific Plan's Resource Conservation Program (see Volume III: RCP) comprehensively addresses the biological resources of the entire Specific Plan area. The RCP's Handbook of Management Practices provides specific measures to be implemented by the City and County, the North Livermore Conservancy, and private landowners in Zones A and B for mitigating the effects of new development on biological resources. The Handbook also provides measures for preserving and enhancing the Specific Plan's biological resources.

New development in Zones C and D must comply with the Standards for Subdivision and Site Development Review for Agricultural Parcels (see Section 14.1) which require the avoidance of important biological resources. Any land acquired by the Conservancy by fee title or dedication will be surveyed for special status species and their habitat; if found to be present, a management plan will be developed for their protection.

11.3 CULTURAL RESOURCES

The Project Area's cultural resources consist of prehistoric archaeological sites and historical structures and artifacts dating from the early 19th century. Although there are no known archaeological sites located in Zones C and D, new sites may be uncovered during construction of a project, particularly under deep sediments adjacent to major drainages. Historic structures are associated with the settlement of the Livermore Valley beginning principally with the acquisition of the Rancho Las Positas by Robert Livermore and Jose Noriega in 1837. There are 9 known historic period structures and/or artifacts and debris associated with historic structures in Zones C and D. Refer to Part I, Section 4.3 for cultural resource policies which will guide the protection of these resources.

LANDSLIDING AND SLOPE INSTABILITY

Policy 11.4.7 Slope Stability Investigations. Site-specific investigations of slope stability issues shall be satisfactorily completed under direction of a Registered Geotechnical Engineer (RGE) or Certified Engineering Geologist (CEG) licensed in the State of California prior to:

- a) Final approval by the County for any development in Zones C and D within Constraint Areas II, III or IV, (see Figure 11.1: Geologic Constraints).
- b) Reports shall identify slope stability hazards and present mitigations for any potential slope instabilities.
- c) The applicant shall provide sufficient funds for peer review by an independent RGE or CEG to be retained by the County.

Policy 11.4.8 Landslide Evaluation. All development proposed in areas within 200 feet of any mapped landslide shall be approved only after demonstration to the satisfaction of the City by a Registered Geotechnical Engineer and/or Certified Engineering Geologist licensed in the State of California, that proposed development will not be threatened by the landslide. Such investigations shall specifically be required for landslides mapped within Zones C and D. Landslide areas have been identified and the map is on file at the County Planning Department.

GRADING AND EROSION CONTROL

Policy 11.4.9 Erosion Control Plan. Prior to approval of grading permits for individual development projects, a detailed erosion control plan shall be prepared in accordance with County Grading Ordinance requirements..

Policy 11.4.10 Grading on Slopes. The County shall not permit development within any area outside the Urban Growth Boundary having a slope in excess of 25 percent in order to minimize hazards associated with slope instability.

Policy 11.4.11 Grading Restrictions. No rough or mass grading activities shall be permitted between the period of October 1 and April 15, other than those grading activities exempted by the Grading Ordinance, without the specific authorization of the County Public Works Agency.

11.5 RECLAIMED WATER RESERVOIR

Policy 11.5.1 Geotechnical Considerations for the Reclaimed Water Reservoir. The reclaimed water storage reservoir shall be designed and constructed in such a manner as to minimize potential safety impacts.

- a) The California Division of Dam Safety shall review and approve the design and construction of the storage reservoir.
- b) Construction of the reservoir shall include appropriate remediation of existing landslide conditions to eliminate slide hazards, and shall provide stable abutments and a stable foundation for the dam.
- c) Geotechnical investigations shall be conducted at the reservoir site to provide a basis for design. In the event that faulting is found to be present in the vicinity, the final design of the dam shall address the structural requirements of this facility to appropriately remediate any potential effects associated with ground shaking, surface rupture and earthquake induced landslides.

PART II - ZONES C & D

CHAPTER TWELVE: PUBLIC SERVICES

12.1 POLICE, FIRE AND EMERGENCY SERVICES

Policy 12.1.1 Service Provider. Sheriff, fire, and emergency medical services shall be provided by Alameda County to all areas of Zones C and D, except for those residences in Zones C and D where primary access is from Zone A or Zone B. These latter residences may be served by the City of Livermore subject to a funding agreement. Under the agreement, Alameda County and the City of Livermore would enter into a memorandum of understanding and/or similar tax sharing agreement whereby appropriate property tax revenues would be re-allocated to the City in exchange for providing such services.

Policy 12.1.2 Emergency Service Standards. Development shall meet the emergency service standards of the jurisdiction providing the service, (see Volume II, Section 5.2, for City of Livermore policies regarding emergency service standards).

Policy 12.1.3 Fire Prevention and Safety Standards. The County shall ensure that rural development is adequately protected from fire hazards.

- a) The County shall refer development applications to the appropriate Fire Department for review and recommendation. Rural development served by the City shall comply with the fire prevention standards contained in Volume II, Section 5.4.
- b) The County shall consider, in reviewing development projects and subdivision of agricultural lands, the severity of natural fire hazards, potential damage from wildland and structural fires, the adequacy of fire protection services, road access, and the availability of an adequate water supply and pressure.
- c) All new development shall meet the Wildland Fire Safety Requirements contained in the Alameda County Fire Protection Master Plan.

PART II - ZONES C & D

CHAPTER THIRTEEN: INFRASTRUCTURE

13.1 POTABLE WATER SUPPLY

Policy 13.1.1 Potable Water. New development shall be served by individual wells.

Policy 13.1.2 Individual Wells. New development using individual wells shall be responsible for conforming to applicable health standards and for obtaining the necessary permits from the County Director of Public Works, as described in County Ordinance 6.88.

13.2 WASTEWATER DISPOSAL

Policy 13.2.1 Rural Wastewater Systems. Development in Zones C and D will be served by on-site wastewater treatment and disposal systems (i.e. septic tank and leachfield, or approved alternative).

- a) The County shall only approve new rural development that uses on-site septic systems in accordance with the wastewater policies of Zone 7 and the Alameda County Department of Environmental Health, and that are consistent with the Alameda County Septic Tank Ordinance (Alameda County Code, Title 13 (Chapter 13.04) and Title 15 (Chapters 15.16.14-23).
- b) Groundwater nitrate loading from septic systems associated with new residential or commercial development within Zones C and D shall be no more than the projected nitrate loading that would be expected from one rural residential unit per 5 acres (i.e., a TDS and nitrogen loading equivalent to a domestic wastewater flow of 380 gallons per day per 5 acres).

Policy 13.2.2 Alternative Rural Wastewater Systems. The County shall consider the use of advanced pretreatment systems and alternative disposal systems by new or existing development if it can be satisfactorily demonstrated that the system employed will reduce the nitrate and other pollutant loading to the performance level of an equivalent rural residential unit per five acres. Alternative systems would typically consist of sand filter pretreatment and all-pressurized sub-surface disposal (i.e. pressure distribution along the leach lines) where flow levels would be less than 10,000 gallons per day.

- a) The County shall revise the County's Septic Tank Ordinance to include design standards and siting criteria for alternative treatment and disposal systems.
- b) Until such time as the County Septic Tank Ordinance may be revised to allow alternative systems for the treatment and disposal of wastewater, a permit or waiver for construction of such systems must be obtained from the San Francisco Bay Regional Water Quality Control Board.

- c) In North Livermore, alternative disposal systems may not be larger than 10,000 gallons per day per system and may not exceed 76 gallons per acre. For example, a system on a 100-acre parcel may not exceed 7,600 gallons a day.

Policy 13.2.3 Monitoring. The County, at the discretion of the Planning Director, shall conduct periodic monitoring of septic systems on parcels with secondary units that are five acres or less in size.

13.3 STORM WATER DRAINAGE

Policy 13.3.1 Storm Water Conveyance. Storm water shall be conveyed through existing natural drainage channels, grass-lined swales, roadside ditches or other surface storm drainage-ways wherever possible. To the degree possible, storm drainage systems should be designed to maintain natural drainage patterns, minimizing construction of curbs, gutters and underground storm drains. Storm drainage systems should utilize natural wetland areas where possible, to improve storm water quality.

13.4 UTILITIES

Policy 13.4.1 Pacific Gas & Electric High Voltage Transmission Lines and Substations. The County shall consult with Pacific Gas & Electric regarding appropriate locations and design of any proposed high voltage transmission lines and/or substation within Zones B, C or D. It shall be County policy that any such lines or substations be located to minimize visual impacts to the area.

- a) The transmission of power from the substation to the Urban Area should be in underground conduits.
- b) A substation, if required, should be located adequately screened from all adjacent public right-of-ways.
- c) Overhead 230kV lines visible from the central portion of the Project Area shall be strongly discouraged.

Policy 13.4.2 Local Utility Services. Electrical, cable television, and telephone service will be provided by above-ground (overhead) facilities consistent with County rural standards. Gas services will be provided via underground lines.

PART II - ZONES C & D

CHAPTER FOURTEEN: STANDARDS & DESIGN GUIDELINES

The standards and design guidelines contained in this chapter are intended to ensure the sensitive and environmentally sound assimilation of new structures into the rural landscape of Zones C and D. The chapter is organized into the following five sections:

14.1 STANDARDS FOR SUBDIVISION AND SITE DEVELOPMENT REVIEW FOR AGRICULTURAL PARCELS

The following standards for subdivision and site development review shall apply to all agricultural parcels in Zones C and D, (*Source: East County Area Plan, Table 9*).

Policy 14.1.1 Building Envelopes. The County shall require all tentative maps in areas designated “Large Parcel Agriculture” or “Resource Management” to identify a building envelope of no more than two acres on each proposed parcel. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review for residential development. The following standards shall apply to both new parcels and existing legally buildable parcels:

- a) One building envelope of no more than two acres shall be designated on each parcel.
- b) All residential development and residential accessory uses shall be located within a designated building envelope of no more than two acres.
- c) Each building envelope shall have an approved access route between the site and a county-maintained road; the approved access route shall conform to the applicable Fire Department requirements, and shall be designed to minimize visual impacts and to ensure stability. Grading, drainage, and other improvements necessary for the installation and maintenance of the access route shall be shown on the tentative map and analyzed during the development application review process.
- d) The building envelope shall not be located on a slope of over 25 percent, on top of a ridgeline, or where a building may be silhouetted against the skyline.
- e) The standards for subdivisions contained in this section shall also apply to the location of all building envelopes and access routes.

Policy 14.1.2 Subdivisions. The County shall use the following standards in reviewing proposals to subdivide land designated for agriculture in East County:

- a) The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the subject parcel and affected adjacent parcels, but shall not be smaller than 100 acres.
- b) The subdivision of land shall not interfere with the ability to initiate or continue agricultural use on-site or on adjacent parcels either directly (by the location of fencing or structures) or indirectly (by introducing incompatible land uses or increasing the speculative value of the land for non-agricultural uses).
- c) The subdivision shall not adversely affect the potential agricultural productivity of the property or ongoing agricultural uses in the vicinity.
- d) The subdivision shall not adversely affect existing and adjacent land uses.
- e) The subdivision shall be configured to optimize the availability of soils best suited for agricultural use, as determined through consideration of soil and geotechnical characteristics, including soil classifications and the location of landslides, water sources, faults and related features.
- f) The subdivision of parcels under Williamson Act contract shall be consistent with State and county Williamson Act requirements.
- g) The subdivision shall be consistent with any existing agricultural easements.
- h) Range lands shall be retained in large, contiguous blocks of sufficient size to enable commercially viable grazing.
- i) The subdivision shall not interfere with or detract from the use of publicly owned land.
- j) The subdivision shall be configured to minimize visual impacts on public roadways, publicly owned land, and existing and proposed trail alignments identified in documented public agency plans.
- k) The subdivision of land shall include, where appropriate, the dedication of easements consistent with documented public agency plans to create or connect public use trails or open space areas, (see Figure 10.1: Rural Lands - Transportation and Circulation Diagram).
- l) The subdivision shall be configured to respect natural topography and natural features including, but not limited to, streams, ridges, prominent slopes, and watersheds.

- m) The subdivision shall be configured to avoid the significant loss of potential wildlife habitat or significant natural vegetation. Neither the subdivision of land nor ongoing or proposed agricultural uses on such subdivided land shall interfere with the ability of any identified species of concern to use the site as habitat or as a corridor linking identified habitat areas.
- n) The subdivision shall include access to each parcel that is consistent with appropriate Fire Department agency requirements, and shall be subject to reasonable response times for emergency services.
- o) The subdivision shall not significantly degrade surface or groundwater quality or publicly-owned watershed lands.
- p) Subdivision approval shall require proof of the availability of water sufficient to serve residential uses, as permitted under the Zoning Ordinance; fire fighting needs; and ongoing or proposed agricultural uses.
- q) The subdivision shall be configured to minimize the creation of and susceptibility of the subdivision and adjoining lands to fire hazards.
- r) The subdivision shall not substantially contribute to cumulative impacts resulting from agricultural subdivisions.

14.2 SECONDARY UNITS

Policy 14.2.1 Secondary Units in Zones C and D. Approval of one secondary unit per parcel shall be subject to the following development standards:

- a) Maximum allowable square footage for secondary units on parcels 25 acres or less in size shall be 1,200 square feet. Applications shall be processed through individual rezoning applications to a Planned Development (PD) District.
- b) Maximum allowable square footage for secondary units on parcels larger than 25 acres and less than 100 acres shall be 2,000 square feet. Applications shall be subject to Site Development Review with approval by the Planning Commission.
- c) Maximum allowable square footage for secondary units on parcels 100 acres and larger in size shall be 2,500 square feet. Applications shall be subject to Site Development Review with approval by the Planning Director.
- d) All secondary units must be subordinate to the primary residence, architecturally compatible with the primary residence, and share an access road with the primary residence.
- e) The designation “secondary unit” may be applied to a structure which was originally the primary residence on a property should the original primary residence be 1,200 square feet or smaller in size. In this case, the proposed second unit can become the primary residence.
- f) All secondary units — with the exception of caretaker units existing as of December 31, 1999 which qualify for conversion to permanent secondary unit status — must be on the same building envelope as the primary residence. Existing caretaker units which are on a different envelope than the primary residence may be converted to permanent secondary unit status — via a PD rezoning — assuming they can demonstrate that the unit is needed for the purposes of the residents’ agricultural activities.
- g) For parcels smaller than 10 acres, Zone 7 clearance shall be required prior to processing of any secondary unit applications.

14.3 COMMERCIAL EQUESTRIAN FACILITY DEVELOPMENT

Commercial equestrian facilities include boarding stables, riding academies, equestrian centers and other related facilities. Per Table 9.2: Land Use Definitions, an equestrian facility means any premises where more than four horses not owned by the owner or occupant of the premises are boarded, kept, or otherwise maintained. The open grazing or pasturing of more than four horses not owned by the owner or occupant of the premises also qualifies as a commercial equestrian facility.

The material below is intended to provide the applicant for a commercial equestrian facility information regarding typical conditional use permit requirements, best management practices for the protection of water quality, and measures to address visual impacts.

14.3.1 Conditional Use Permit Requirements. As part of the Conditional Use Permit (CUP) process, the County shall typically require the following submittals for review and approval. Conditions of approval for the use permit will reflect the specific nature of the project site and the proposed project.

- a) **Site Plan.** A site plan should be prepared that shows the project site's topography and other geologic features such as landslide areas, ponds (existing and planned), wells, springs and drainage patterns; locations of all proposed and existing horse housing structures and horse keeping areas such as barns, paddocks, corrals, horse wash areas, covered arenas, open air arenas, pasture fencing, manure storage or composting area; and a circulation and parking plan.
- b) **Water Quality and Waste Management Plan.** A comprehensive waste management plan should be prepared that addresses water quality issues. The plan should be based on a hydro-geologic study which looks at the potential effects of the project on nitrate contamination of the groundwater. The plan should include a drainage system for both "contaminated" runoff (i.e. from paddocks, corrals, arenas, horse washing areas, and other areas void of vegetation or where horse waste is likely to accumulate) and "clean" runoff (i.e., roofs of all buildings and structures, roads, parking area, and other impermeable surfaces). See Section 11.1.
- c) **Grazing Management Plan.** A grazing management plan should be prepared by a licensed range management specialist or agronomist approved by the Grading Supervisor before the applicant attempts to dryland graze the property. This plan must address the siting and sizing of the pasture areas and maintenance of grass cover to protect the water quality and stabilize the soils.

Policy 14.3.2 Best Management Practices. The following best management practices (BMPs) are intended to address water quality and have been developed by the local Resource Conservation District.

- a) **Horse Waste Management.** Clean up manure and soiled bedding on a regular basis, especially during wet weather, to limit seepage of salts and nutrients into ground water or runoff of manure into waterbodies. After clean up, during the arid summer, use a bucket, hose or sprinkler to water areas where horses frequently deposit manure. Watering maintains the moist environment bacteria need to decompose residual waste.

Store horse waste on an impervious surface (a concrete pad or plastic tarp) and under cover (a roof or tarp) during rains to prevent leaching or runoff of contaminants. Locate storage areas away from waterways so that floods or runoff will not wash away waste. Do not dump horse waste on the edge or directly into stream channels.

Disposal fees are expensive. Manure composts into an excellent soil amendment. Perhaps neighbors or local gardeners will want your raw material. Keep compost piles moist and well aerated to aid in conversion of urea and ammonia compounds to more useable, and less toxic nitrates. Be innovative and establish a disposal solution rather than create a disposal problem.

- b) **Facility Siting.** Keeping horses close to streams, in flood-prone areas, or on steep hillsides increases the potential for the runoff of manure and sediment. One does not always have an ideal site, given the constraints of topography, soil, rainfall patterns or existing structures; but conscientious management can often offset site shortcomings. New facilities should be sited and designed to address water quality concerns. Work to upgrade existing facilities.

- c) **Stormwater Runoff Management.** Keep “clean water clean.” Use grassed ditches, berms, or sub-surface drains to divert “clean” runoff around barns, manure storage areas, and paddocks.
- Install and maintain a system of properly sized roof gutters, downspouts, and drains to prevent “clean” roof water from becoming “contaminated” by mixing with barnyard manure and sediment.
 - Divert “contaminated” runoff from manured areas away from waterways and to low gradient vegetated buffer areas.
 - Separate barnyards, paddocks, and manure storage areas from any waterway with buffer strips of vegetation to filter sediments and absorb nutrients in runoff.
 - Construct or repair trails, arenas, road, parking areas, their associated ditches, and culverts to drain water in a non-erosive manner.
 - With a little training, horse owners can use simple water quality test kits to monitor their operations.
 - Additional benefits of runoff management include a drier barnyard, a healthier horse environment, and better working conditions.
- d) **Pasture and Paddock Care.** Maintain pasture productivity by controlling the number of horses and the amount of time they spend on a pasture. In most cases, pastures provide an exercise area and not the primary food source. For this reason, pasture management should focus on protecting the pasture’s soil and vegetative cover. Prevent bare areas from forming. Allow grass time for regrowth. Cross fence to divide pastures into smaller areas, which can be grazed in rotation. Inexpensive and moveable, electric fencing works well to define grazing areas. During the growing season, graze grass to a height of 3-4 inches and allow regrowth to 6-8 inches before returning horses to the pasture. Manage grazing so that a cover of dry residual vegetation protects soil from the first rains.

A porous soil improves plant vigor by allowing the infiltration of water, air, and nutrients. Hoof impact and machinery operation on water saturated land compact soil particles and cause loss of porosity.

Use turn-out paddocks as “sacrifice areas” to preserve pastures. This strategy reduces churning and compaction of wet soils, and overgrazing when pastures require a rest. If possible, locate paddocks back from waterways; and avoid swales where overland flows can wash away bare soil or manure. Maintain a vegetated border around paddocks to help filter contaminants. Be sure paddocks provide horses with adequate exercise room.

- e) **Protection of Waterbodies.** Protect or restore a vegetated riparian (streamside) corridor with grass, trees, shrubs and/or groundcover to filter sediments and horse waste, stabilize streambanks, reduce solar heating of the water, and enhance aquatic habitat.

Provide other source of water and shade. The direct deposit of manure into water can harm aquatic life. Trampling physically breaks down streambanks and destroys vegetative cover, which can increase sedimentation. The loss of streamside vegetation may also result in excessive solar heating of the water, which can harm cold water fish. Design stream crossings to minimize erosion. Exclusionary fencing and seasonal grazing of riparian corridors are possible management choices.

Ditches and drainage swales carry a large amount of rain runoff. These tributaries also require vegetation to filter sediment and reduce the erosive energy of water. Fencing may be necessary to exclude horses from these smaller waterways.

Wetlands naturally filter contaminants from water and provide excellent wildlife habitat. Protect wetlands from grazing and trampling during the rainy season.

Chemicals in horse grooming and health products, detergents, disinfectants, herbicides, and pesticides can harm aquatic life. Follow instructions for correct application. Minimize use whenever possible. Be careful to avoid direct application or airborne transport of sprays to waterbodies. Do not let horse wash water drain directly into waterways.

Policy 14.3.3 Visual Considerations

- Storage of Materials.** All materials incidental to an equestrian facility should be stored properly and neatly on premises. No non-incidental material should be kept within the facility boundaries. Care should be taken to maintain the facility free of dust, rubbish, debris, and weeds to prevent the property from becoming an eyesore or potential health hazard.
- Horse Trailers.** Horse trailers should be parked in a designated location on the premises. Mobile homes, if any, should be placed in the rear half of the property, and be maintained and screened so as to limit their visibility from the public view.
- Fencing.** Fencing in contact with the animals should be of wire, or piping material. Fencing along property frontage should be constructed of wood material that may be left natural or painted. Other fence construction such as the arena, padlocks, and ring may be constructed using either wood or piping, but not both materials.

14.4 RESIDENTIAL AND COMMERCIAL DESIGN GUIDELINES

The area's existing visual character should be emphasized through appropriate use of building materials, architectural features and careful siting so that structures are subordinate to the landscape and do not block public views of open space from adjacent roads.

Policy 14.4.1 Site Coverage. As required under Table 9 of the East County Area Plan (ECAP) (see Section 14.1), all development shall occur on two-acre building envelopes. Site coverage shall be based on the Floor Area Ratio (FAR). The FAR is the total gross floor area of all buildings permitted on a building envelope divided by the total net area of the building envelope, expressed in decimals to two places. FARs will be calculated based on the total amount of enclosed building space.

The County's existing site coverage requirements shall continue to apply on parcels of 100 acres in size or larger. For these parcels, the maximum FAR shall be 0.50 of the building envelope. The FAR for parcels smaller than 100 acres shall be 0.20 of the building envelope.

Policy 14.4.2 Siting. All residences and commercial uses should be sited and designed to minimize the impacts of noise, light, glare and odors on adjacent properties.

If more than one building or structure is proposed for a commercial use, such buildings and structures should be clustered around a landscaped courtyard so as to avoid the appearance of strip commercial development.

Policy 14.4.3 Driveways. All-weather gravel driveways are generally acceptable for grades up to 12 percent. Driveways exceeding 12 percent are generally of an approved hard surface. Exceptions may be granted where it is determined that safe access can be provided for emergency as well as passenger vehicular needs.

Policy 14.4.4 Architectural Design

- a) All buildings and accessory structures within each building envelope should have a consistent architectural style. Additions to existing buildings must be architecturally compatible with the existing building.
- b) The architectural style of the buildings and structures should generally reflect the region's historical tradition, its climate, and the rural setting. Examples of appropriate architectural styles are shown on Figure 14.1.

- c) Structures should be designed in proportion to the size and configuration of the building envelope on which they are placed. On downhill slopes, tall facades should be avoided by stepping structures with the natural terrain. Structures on ridgelines and hilltops should be avoided.
- d) Design elements such as porches, terraces and verandas are encouraged to provide shading, links between buildings and/or building elements, and architectural richness.
- e) Simple, functional building forms should generally be used and combined to avoid rectangular, box-like forms. For examples, see Figure 14.2.
- f) Wineries and other establishments open to the public should include an outdoor landscaped area(s) with amenities such as trellises, gazebos and protected patios. Landscaping and vine planting should be used to screen large structures.
- g) The maximum allowed height of any dwelling will be 35 feet. The maximum permitted height of any commercial building will be 40 feet. Cupolas, towers, widow walks, and dormers may exceed the maximum heights.
- h) Commercial building signs shall comply with the sign regulations of the Zoning Ordinance for the Agricultural (A) District. All building signs should convey simple, clear messages, and should complement the architectural style of the building in lettering type, materials, and colors.
- i) The use of trailers and mobile homes as primary dwellings is strongly discouraged.

Policy 14.4.5 Colors and Materials. A small number and variety of materials should be used on facades. Use of subdued colors such as warm gray, beige, cream, rust, tan and natural woods on all structures is encouraged. Color selection should be appropriate to the style of the structure. Avoid highly reflective colors and surfaces.

Policy 14.4.6 Fencing. Open fencing is encouraged. Wire fencing may be appropriate, but chain link fencing should be avoided.

Policy 14.4.7 Landscaping. Landscaping should reflect the region's historical nature, climate, and rural setting.

- a) Residential, commercial and agricultural building envelopes within parcels should be landscaped to provide for the comfort, privacy and enjoyment of their residents and visitors and to establish, protect and complement the visual quality and character of the rural community.
- b) Owners may wish to line driveways with a particular type of tree or planting. Use of historic or native plants is most appropriate. See Volume I, Part I, Section 7.5 Landscaping Guidelines for a list of recommended plants and trees.

Policy 14.4.8 Mailboxes and Addressing. Each residence or commercial enterprise should have its address visibly posted at the site driveway entrance.

Policy 14.4.9 Lighting

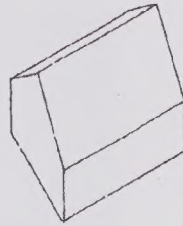
- a) Excessive lighting on individual sites, including lighting used for accenting special features and use areas, can create a uniform glow that tends to obscure the night sky, resulting in a community that has an urban appearance. Thus, lighting for landscaping, driveway, security, outdoor recreational facilities, and residences must be oriented internally towards the site and be designed, installed and operated to avoid radiating or emitting glare toward adjacent highways, roads or other developments.
- b) Down facing lights should be recessed. Ground mounted lights should silhouette trees or structures.
- c) The illumination intensity of lights should be sufficient only for the intended purpose, and should not call attention to itself. The primary objective of exterior lighting should be safety for pedestrians and other non-vehicular uses around the primary building on the site.

Policy 14.4.10 Parking

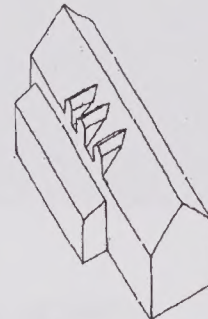
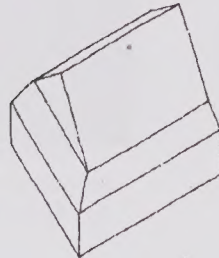
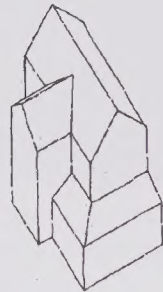
- a) **Residential.** Two guest parking spaces must be provided per primary residence and one parking space for a secondary unit in accordance with the County Ordinance. The parking spaces must have a minimum area of 180 square feet, a minimum width of 9 feet, a minimum length of 18 feet, exclusive of maneuvering space and driveways, and must be independently accessible from the street at all times. Paving is not required.
- b) **Commercial.** Parking lots for commercial uses should be located to the rear or side of the primary buildings and where necessary, further screened from the County road with landscaping. Shade trees and other accent landscaping should be used throughout the parking lot at a ratio of 1 per every 4 spaces. The minimum planting areas for perimeter landscaping is 6 feet wide.



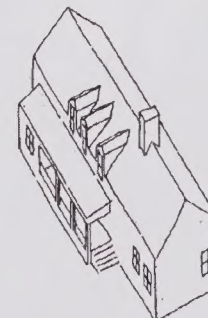
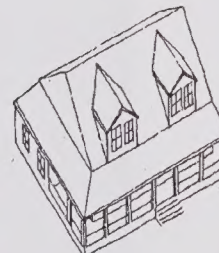
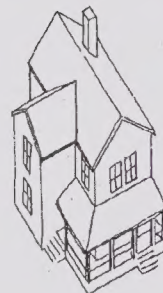
FIGURE 14.1: EXAMPLES OF PERMITTED ARCHITECTURE - RESIDENTIAL DEVELOPMENT



Main body of house is single form covered with simply shaped roof



Addition of simple ancillary forms enhance but do not compete with the massing of the house's main body



Articulation of openings, porches, dormers, together with garden elements, provide scale and connections between the house and surrounding landscape

FIGURE 14.2: BUILDING MASSING AND ARTICULATION

VOLUME I: PART III
ZONES B, C & D IMPLEMENTATION

INTRODUCTION

Part III (Chapter Fifteen), sets forth a variety of steps and regulatory and organizational procedures to implement provisions of this Specific Plan relating to the Rural Area. Both general and project-specific implementation policies are included and will occur under the aegis of the County of Alameda.

The County is the Managing Agency and the City of Livermore is the Cooperating Agency during the preparation of the Specific Plan documents and the approval hearings for the Specific Plan and its environmental documents (EIR). Following Specific Plan adoption, the County will retain jurisdiction over planning and land uses in Zones B, C (excepting the I-580 Hills), and D as described in this Volume I. The City is responsible for implementation of Volume II of the Specific Plan, which governs Zone A (the Urban Area) and the Zone C/I-580 Hills.

The following approval activities will have been completed at such time as this Specific Plan is approved:

- The Final EIR for both the Specific Plan and any necessary General Plan Amendments (see following bullet) will have been certified, and the findings and mitigation monitoring programs for the EIR adopted by the County and City.
- Conforming County and City General Plan Amendments will have been approved by the County and City.
- The Specific Plan, including implementation and financing strategies for urban and rural portions of the Plan Area, will have been approved by both by the County and City.
- A Notice of Determination will have been filed stating that the project EIR has been certified by the County and City and a project approved in reliance thereon.

The sections that follow discuss subsequent activities necessary to facilitate the implementation of the various programs and policies of the Plan. Section 15.1: County Implementation Actions discusses the County and City activities necessary to allow development to proceed once this Specific Plan is approved. All other County actions necessary for implementation of the Rural Area are also included here. Section 15.2: Project Implementation in the Rural Area provides an overview of typical procedural steps involved in the processing of specific projects by the County's Planning Department. Section 15.3: Administration of the Specific Plan in the Rural Area identifies the mechanisms and procedures

necessary to review, monitor, coordinate and integrate development. Lastly, Section 15.4: Financing Program and Fiscal Impact Analysis provide an outline of financing measures necessary to implement the Specific Plan in the Rural Area and discusses the fiscal impact on the County of implementation of the Specific Plan.

In the event applicants for individual projects are not landowners, landowner approval of individual project applications and development agreements will be required.

15.1 IMPLEMENTATION ACTIONS

This section discusses the County and City activities necessary to allow development to proceed once this Specific Plan is approved. All other County actions necessary for implementation of the Rural Area are also included here.

Policy 15.1.1 Urban Growth Boundary (UGB). The Specific Plan shall establish an Urban Growth Boundary as indicated on Figure 1.2.

- a) The UGB shall be the line beyond which no urban water and sewer services are provided, except in Zone B where limited potable water may be required for public health reasons.
- b) Following adoption of this Specific Plan, the UGB included in the Specific Plan may be placed on the ballot to be affirmed by the voters of Alameda County.

Policy 15.1.2 County/City Agreements. The County and City shall enter into one or more agreements specifying the nature of their ongoing relationship in the Specific Plan area. The agreements shall provide for cooperation between the parties to assure implementation of the Specific Plan, and define the role for each party in subsequent planning decisions. They will also address the formation and administration of the North Livermore Conservancy; specify how property tax revenue collected in the Urban Area and I-580 Hills will be allocated between the City and County; and address the provision of police and fire services to unincorporated County lands. These agreements shall be in place before annexation of the first portion of Zone A and the I-580 Hills. These agreements shall also address the need to establish an adequate revenue stream to cover County and City administrative costs relating to the Conservancy, as well as a fee collection from Zone A development to offset ongoing County and City costs relating to Specific Plan implementation over the planning area as a whole.

Policy 15.1.3 Creation of the Combining (Overlay) Zoning Districts. The County shall modify and supplement the County's standard list of permitted and conditional uses in the "A" (Agricultural) Zoning District to create one overlay, or combining, zoning district for Zone B and one overlay, or combining, zoning district for Zones C and D as described in Chapter Two: Land Use (Zone B) and Chapter Twelve: Land Use (Zones C and D), respectively, of this Volume I. Through adoption of the Zone B Combining District, building lot status shall be granted to small (non-conforming) lots located in Zone B which were created prior to December 31, 1999.

Policy 15.1.4 Resource Conservation Program. The County and City shall implement the Resource Conservation Program as described in Volume III of the Specific Plan.

Policy 15.1.5 North Livermore Conservancy

- a) The County and City shall assist in the formation of the North Livermore Conservancy, a private non-profit institution contemplated in the Specific Plan as a key component of its open space, agricultural and biological resource preservation program. The Conservancy shall be established as soon as possible following Plan adoption, preferably within two years. See Volume III, Chapter 3 regarding the function of the Conservancy. Chapter 4, Program 2B provides further explanation of the structure of the Conservancy.
- b) The County and City shall establish dedicated trust accounts to receive North Livermore Conservancy Fees, collected at the time of development approvals. The County and City shall establish mechanisms for jointly accounting for funds and transferring funds to the Conservancy in a timely manner.

Policy 15.1.6 Conservancy Monitoring Fee

- a) The County shall establish a dedicated trust account to receive Conservancy Monitoring Fees required by the Plan from participants in the Density Bonus Program as identified in Policy 2.3.14. No monitoring fee shall be required for development in Zones C and D, and for non-participants in the Density Bonus Program in Zone B (including the Bel Roma subdivision). The County shall establish a mechanism for accounting for funds that are deposited and shall transfer funds to the Conservancy on a regular basis.
- b) If fees are due and payable prior to the establishment of the Conservancy, the County shall collect the fees and place them in the dedicated trust account established under (a) above, and may expend the fees subject to authorization by the Board of Supervisors for the purpose of monitoring compliance with the terms of conservation easements and for resource management activities.

Policy 15.1.7 Agricultural Encouragement / Nuisance Abatement

- a) The County and City shall implement existing ordinance provisions to address agricultural protection and nuisance abatement measures outlined in Policies 2.6.1 and 2.6.3, and Policies 9.4.2 and 9.4.4.
- b) The County and City shall assist agricultural operations in addressing nuisance-related and other rural issues. The County Community Development Agency, including the Planning Department and Agricultural Commissioner, shall assign staff to facilitate these actions, and shall consult on a regular basis with the County's Agricultural Advisory Committee and North Livermore Rural Advisory Committee (established pursuant to Policies 15.1.9 and 15.2.9, below) regarding issues of agricultural and development compatibility and potential solutions to conflicts.

Policy 15.1.8 North Livermore Rural Advisory Committee

- a) The County shall form a Rural Advisory Committee as soon as possible following Plan adoption, preferably within two years. The County shall solicit interest in membership from landowners and residents in the Rural Area by advertising the formation of the Committee in local newspapers, and shall consult with the County's Agricultural Advisory Committee to obtain recommendations for membership. Membership shall be in accordance with Policy 2.7.2 and shall be voluntary and without compensation.
- b) The County and City shall establish dedicated trust accounts to receive and hold Rural Advisory Committee Fees, as required by Policy 2.7.2 and Policy 12.4.3, collected at the time of development approvals. The County and City shall establish mechanisms for jointly accounting for funds and transferring funds to the County in a timely manner.
- c) The Committee shall adopt By-Laws approved by County Counsel, and shall conduct open meetings in accordance with the Brown Act.
- d) The County Community Development Agency shall designate a staff member to provide assistance to the Rural Advisory Committee. This person may be a full or part-time County employee, or a consultant, who shall report to the County Planning Director. Time spent by County staff or consultants on tasks related to the Committee shall be billed to the Committee fund at standard hourly rates plus direct expenses, and shall be reimbursed to the County.

- e) The Committee in conjunction with the County Community Development Agency shall establish an annual or biannual budget and work program for the expenditure of funds and shall submit an annual report to the Planning Director, Agricultural Commissioner, and Board of Supervisors detailing the budget, work program, and accomplishments, as well as future issues.
- f) All programs devised by the Committee shall be made available in a nondiscriminatory manner to owners and operators of agricultural operations in North Livermore, and in furtherance of the goals of the Specific Plan.

Policy 15.1.9 Rural Road Maintenance

- a) The County and City shall establish dedicated trust accounts to receive and hold Rural Road Maintenance Fees required by the Plan from new development in the Urban Area and participants in the Density Bonus Program in Zone B of North Livermore as identified in Policy 3.1.4. (No fee shall be required from development in Zones C and D or from Zone B non-participants in the Density Bonus program.) The County and City shall establish mechanisms for jointly accounting for funds and transferring funds to the County in a timely manner.
- b) The County shall implement transportation/traffic-related measures in accordance with the County's adopted Traffic Calming Program (as applicable), in compliance with the rural design standards established in the Plan, and in furtherance of the goals of the Specific Plan. Roadway maintenance, improvement and mitigation programs funded by these fees shall be in addition to continuance of the County spending the Rural Area's proportional share of County Road Fund monies for projects in the area.
- c) The County shall coordinate regular maintenance and special maintenance from the Rural Road Maintenance funds to facilitate cost-effective projects.

Policy 15.1.10 Affordable Housing. The County shall establish a dedicated trust account to receive and hold Affordable Housing Fees required by the Plan from participants in the Density Bonus Program in Zone B of North Livermore as identified in Volume I, Policy 2.3.12. The County shall coordinate with the City of Livermore in the allocation of funds.

Policy 15.1.11 Septic Ordinance Amendments. The County shall amend its septic system ordinances, as specified in Policy 6.2.2. and Policy 13.2.2, to allow the development of new agricultural operations, residences, and commercial projects through the use of approved pretreatment and alternative wastewater disposal systems. This amendment shall be coordinated with all responsible agencies, including Zone 7, the Regional Water Quality Control Board, the County Environmental Health Department, and others.

Policy 15.1.12 Groundwater Monitoring. The County shall establish a program of groundwater monitoring according to Policy 4.1.4, in coordination with the City, to measure nitrate concentrations of groundwater beneath Zone B as intensified agricultural activity, new residential development, and irrigation with reclaimed water occur. The information gathered from this monitoring program shall be available to the public and shall guide decisions about potable water service, development approvals, and best management practices described elsewhere in the Plan.

Policy 15.1.13 Best Management Practices. The County shall cooperate with Zone 7, the Resource Conservation District, the Regional Water Quality Control Board and others to prepare information packets on how to minimize degradation of surface and groundwater resources, and shall disseminate this information to Zone B landowners. See Policy 4.1.5.

Policy 15.1.14 Historic Resources. The City and County shall designate a receiver site(s) that can serve as a central public place for the preservation and interpretation of the Plan Area's historic resources. Each resource shall be further documented based on its level of significance. See Policy 4.3.2.

Policy 15.1.15 Electric Facilities. The County shall strongly encourage PG&E to implement low impact facility designs, overhead alignments, and underground installations. See Policy 6.5.1.

Policy 15.1.16 Application Fees. The County shall adopt and publish a fee schedule for permit applications under the North Livermore Specific Plan that will fully fund the expense of staff time in reviewing the application, the cost of reproducing publications, and the cost of preparing the Plan and EIR.

Policy 15.1.17 Public Information. The County shall prepare an informational handout and standard conditions of approval, and shall make them available to assist the public in preparing development proposals in the Rural Area. These materials shall incorporate relevant adopted mitigation measures from the Specific Plan EIR. The County shall make copies of the Specific Plan, Volumes I and III, and the Final EIR (including the Draft and Responses to Comments) available to the public for a fee not to exceed the cost of reproducing the Plan and EIR.

15.2 PROJECT IMPLEMENTATION IN THE RURAL AREA

This section provides an overview of the typical procedural steps needed to review and approve certain agricultural, residential, and commercial land uses including participation in the Density Bonus Program, subdivision maps, and other projects in the Specific Plan Rural Area. Detailed information implementing the provisions of this section is available from the Alameda County Planning Department. Project applicants also should review County ordinances and procedures applicable to processing development applications.

Policy 15.2.1 Existing Uses. Existing legal land uses and development may continue as provided by the Alameda County Zoning Ordinance to the extent they do not conflict with the combining (overlay) district.

Policy 15.2.2 Pre-Application Review for the Density Bonus Program. Prior to preparing a formal development submittal, the developer/landowner is encouraged to prepare a pre-application package consisting of a concept plan reflecting the intended subdivision and development plan and a list of issues to be addressed in any proposed development agreement. The applicant may schedule an informal review with representatives of the County Planning Department. This concept plan shall show the context of the entire parcel, other holdings by the same owner/developer, and neighboring properties. The concept plan shall indicate how it meets the goals and policies of the Specific Plan, and how it incorporates mitigation measures from the EIR. Any site-specific studies that have been completed also should be provided. This information would be reviewed at an informal meeting scheduled by the applicant with representatives of the County Planning Department. Representatives of other departments and agencies may be invited. The County may charge a pre-application review fee according to an adopted fee schedule.

Policy 15.2.3 Review of Development Submittal. In reviewing a formal development application, County staff shall review the application in accordance with adopted County Ordinances and procedures and provide comments to the applicant in writing pursuant to the Permit Streamlining Act. In addition, the Planning Department shall:

- a) Evaluate the application for consistency with the General Plan and Specific Plan, and
- b) Evaluate the Specific Plan EIR to determine whether further environmental review is required under CEQA (Public Resources Code sections 21166, 21083.3. See also CEQA Guidelines sections 15162-15164, 15182 and 15183).

If aspects of the proposed development application are found to be inconsistent with the General Plan and/or Specific Plan, staff shall inform the applicant of the inconsistencies and work with the applicant in defining how the proposal might be made consistent with these Plans. If additional environmental review is required under CEQA, the pertinent analyses of impacts which are addressed in the Specific Plan EIR may be incorporated into the appropriate document by reference.

Policy 15.2.4 Project Specific Environmental Requirements. The EIR prepared for the Specific Plan assesses the anticipated environmental changes that could result from the development proposed in this Specific Plan. The Specific Plan EIR addresses impacts across the entire Specific Plan area, reducing the need for project specific environmental review.

However, if it is determined that additional environmental impacts, beyond those identified in the Specific Plan EIR, will occur, additional environmental documentation may be required (e.g., subsequent or supplemental EIR, focused EIR, additional project EIR, or a subsequent/ supplemental mitigated negative declaration).

If a proposed project involves alterations to a wetland or other protected area, the applicant may be required to work with the County and environmental agencies in obtaining necessary permits. In this event the landowner shall have the primary responsibility for working with the Department of Fish and Game, the Regional Water Quality Control Board, the US Fish and Wildlife Service, the US Army Corps of Engineers and other agencies in pursuing such permits.

Policy 15.2.5 Development Agreements. The County and landowners may enter into project agreements to assure that, subject to the terms and provisions of such agreement, the Specific Plan, County General Plan, and the County's other rules, regulations and official policies in effect at the time of development agreement approval will remain in effect with regard to that property so long as those properties remain in unincorporated areas. In return, the developers will agree to provide certain benefits to the County. Development agreements may:

- a) Specify how the provisions of this Specific Plan will be implemented in connection with the development contemplated by the development agreement;
- b) Spell out the precise financial responsibilities of the developer;
- c) Ensure timely provision of adequate public facilities for the project, as necessary;

- d) Streamline the development approval process by coordinating various discretionary approvals;
- e) Define development phasing in relation to adjacent property; and
- f) Provide the terms for credit/reimbursement when a developer advances funding for specific facilities which have community-wide or area benefit.

Policy 15.2.6 Conditions, Covenants and Restrictions. This Specific Plan encourages the use of Conditions, Covenants and Restrictions (CC&Rs) for private enforcement of the design guidelines of the Specific Plan and for maintenance of landscape and open space areas and the improvements of each development project. All CC&Rs shall reflect the requirements contained in the Specific Plan. In addition, provisions for the design and maintenance of fencing, landscaping, and open space areas and other facilities within projects as well for the abatement of nuisances shall be set forth in the CC&Rs.

Policy 15.2.7 Tentative Subdivision Maps. The subdivision process in the Specific Plan Area shall be governed by the Subdivision Map Act, the Alameda County Subdivision Ordinance, and the Specific Plan policies and programs.

Policy 15.2.8 Final Maps. When all conditions of the Tentative Map are met or secured by posting adequate and appropriate bonds, and improvement plans are approved, a Final Map shall be filed and approved by the County, following the requirements of the Subdivision Map Act, as implemented by the County, and the Density Bonus procedures as applicable. Final Maps will be reviewed and approved by the Public Works Agency. A reference to the Right to Farm ordinance and related agricultural protections shall be recorded with each deed for developed lots, as specified in Policy 2.7.3 and Policy 12.4.4.

Policy 15.2.9 Site Development Review. The Site Development Review process shall be used by the Alameda County Planning Department to ensure that projects are consistent with the policy and design provisions of the Specific Plan, and other applicable regulations, codes, and standards.

Site Development Review is intended to reduce the impact of new development on the character of an area by requiring separate approval of the building size, materials and colors, grading, access, landscaping, parking, and associated features. Design review submittal requirements may include a site and grading plan, architectural plans and building elevations, a landscaping plan, and other details of the project such as signage, lighting, fencing, colors and materials

depending on the nature of the project. Prior to final approval, on-site simulation of building location, site coverage and height of the project (e.g., using story poles, survey stakes, etc.) may be required. The Site Development Review process is administered by the Planning Department staff, and may include an informal public hearing. Conditions of approval for design review may include major or minor changes in the plans, performance criteria, and inspections.

Policy 15.2.10 Impact Fees. Subject to any applicable legal limitation, the developer or landowner shall be obligated to pay all standard County development impact fees in effect at the time a particular approval or permit is granted. These may include, but are not limited to, cumulative traffic impact mitigation fees (Alameda County General Ordinance Code, Chapter 15.44), Tri-Valley Transportation Development Fee for Traffic Mitigation (Chapter 15.48), and park and school impact fees. Participants in the Density Bonus Program shall also be required to pay the in-lieu affordable housing fee required of urban development.

Policy 15.2.11 Conditional Use Permits and Variances. The normal County process for considering applications for Conditional Use Permits and Variances shall apply to the Specific Plan's Rural Area, subject to the limitations expressed elsewhere in this Plan, including Tables 2.1 and 9.1.

15.3 ADMINISTRATION OF THE SPECIFIC PLAN IN THE RURAL AREA

This Specific Plan shall be used to direct the processing of future development projects within the Plan Area. Given the extended time frame for development and the probability that multiple developers will be involved, the following mechanisms and procedures will be necessary to review, monitor, coordinate and integrate the incremental development.

Policy 15.3.1 Responsibilities for Specific Plan Administration. This Specific Plan shall be used to direct the processing of future development projects within the Specific Plan Area. The County will be responsible for administering the Specific Plan and implementing development in Zones B and D and those portions of Zone C excepting the I-580 Hills; the City will be responsible for administering the Specific Plan and implementing development in Zone A and the I-580 Hills.

Policy 15.3.2 Specific Plan Consistency. Following adoption of this Specific Plan, no development plan, subdivision map, use permit or other entitlement for use shall be approved by the County and no public improvement shall be authorized by the County for construction in the Specific Plan's Rural Area until a finding has been made that the proposed entitlement or public improvement is consistent with this Specific Plan. Approval of final development plans, on-site public improvement plans and use permits also shall be substantially consistent with the applicable provisions of the East County Area Plan.

Policy 15.3.3 Specific Plan Amendments. Specific Plan amendments may be proposed by a developer or landowner or initiated by the County, and shall be processed in accordance with County ordinances and subject to the requirements of any applicable development agreement. All amendments will be presented in public hearings prior to Planning Commission and Board of Supervisors action on the proposal. Generally, the process for amending the Specific Plan is similar to that for amending the County General Plan, with the difference that there is no limitation on the number of Specific Plan amendments that may be approved in any one year. However, Specific Plan amendments may require accompanying General Plan Amendments to ensure plan consistency, and may require environmental review under CEQA.

15.4 FINANCING PROGRAM AND FISCAL IMPACT ANALYSIS

This section describes the financing program for all public improvements in the Rural Area and summarizes the fiscal impact on the County resulting from the annexation of the 4,476 acres comprising the Specific Plan's Zone A and Zone C/ I-580 Hills to the City in order to allow urban development to proceed.

Policy 15.4.1 Financing Program for the Rural Area. Pursuant to Government Code Section 65451, the Financing Program described below consists of a program of financing measures necessary to implement the Specific Plan land uses, infrastructure and standards and criteria by which development in Zones B, C and D will proceed.

Applicants for future development projects will be responsible for funding all new capital improvements required to serve individual projects unless other sources of funding are appropriate and available. Future developers will also pay the costs of mitigating their proportionate share of impacts on existing facilities.

Basic infrastructure that provides area-wide backbone facilities to serve multiple project areas (e.g. the storage reservoir for reclaimed water and the potable water line to and along Bel Roma Road) will be financed by the City; however, all development within Zone B contracting for reclaimed water shall be responsible for its share of reclaimed water system improvements. Project infrastructure that serves a limited development area (e.g., new local roads) will generally be financed and constructed by landowners benefitting from the infrastructure. Improvements to existing County roads will continue to be the responsibility of the County Public Works Department. Trail construction and tree-planting along public roads will be by either the City, the County, or land owner as appropriate.

The acquisition of land for public uses (e.g. the May School Road Greenbelt and the multi-use trail along North Livermore Avenue) may be acquired through purchase or dedication by the land owner as a condition of project approval.

Policy 15.4.2 Fiscal Impacts. Annual public service costs and revenues generated by North Livermore shall be managed to maintain a positive fiscal impact on affected public agencies.

Fiscal impacts are the annual, or recurring, revenues and expenses that primarily affect a public agency's general fund as a result of development (in this case in North Livermore). Annual fiscal impacts are estimated assuming that the North Livermore Urban Area has been annexed into the City. Therefore, impacts on three public agencies have been accounted for: 1) the County of Alameda, which will provide County-wide services that apply to incorporated as well as unincorporated areas; 2) the City of Livermore, which will provide the majority of municipal services and limited park maintenance; and 3) the Livermore Area Recreation and Park District (LARPD), which will provide recreation program and most park maintenance services in North Livermore. For each public agency, development in North Livermore will result in projected revenues that exceed the costs of meeting estimated demands for services each year during development as well as each year after the project is completely built out.

Recurring revenues and expenses for the County at build out are shown in Table 15.1.

FISCAL ANALYSIS DISCUSSION

The County currently receives approximately 31.33 percent of the total amount of general and special district property taxes generated from properties located in the North Livermore Specific Plan's Zone A: Urban Area and Zone C/I-580 Hills. Based on the preliminary Property Tax Exchange Agreement between the City of Livermore and Alameda County, and following annexation of this area to the City, the 31.33 percent of revenues generated by this area would be shared as follows: 50.2 percent to the County and 49.8 percent to the City. If the City takes over police and fire services to Zone B and those properties in Zones C and D that are accessed from Zone A or Zone B as provided for in the Specific Plan, the property tax split may be adjusted to cover the cost of those services.

The County will continue to recover its share of property taxes from Zones B, C and D and provide services to this area. The recovered revenue will be subject to any increased valuation authorized by the Specific Plan.

As indicated on Table 15.1, the net fiscal impact to the County is positive by a revenue-to-expense ratio of 2.02 at the estimated time of build out of the Urban Area. Annual revenue is calculated to be nearly \$150,000 in the first year of the project (2001) and to steadily increase each subsequent year until it reaches \$6,728,549 at build out in 2022. (Total revenue by build out would be nearly \$70 million to the County.) Revenues would generally continue at the \$6.7 million figure in following years but may vary slightly due to the turnover rate of property and other such factors.

Once annexation of Zone A occurs, the funds currently allocated to the Alameda County Fire Department for Zone A will be transferred to the City of Livermore as will property tax revenues allocated to the County Library and County Library Special Tax Zone. These lost revenues represent a budget reduction of approximately one-third of one percent for the County Fire Department (\$55,734) and a budget reduction of approximately one-seventh of one percent (\$22,580) for the County Library system.

Considering that the reductions in revenues to the County Fire Department and Library represent a very small proportion of their budgets and that there will be a reduction in their service area that will reduce costs, these revenue losses are not considered significant. It may be possible, however, to provide some compensation from the County general fund at a future date if deemed appropriate by County policy makers. Limited use of general funds for the County Fire Department, in particular, which will probably need to maintain and operate the same number of engines regardless of its reduced service area, may be found to be appropriate.

Table 15.1: Alameda County Summary of Net Fiscal Impacts

Fiscal Impacts	Build Out	Percent of Total
Revenues		
Property Tax: Secured	\$9,095,699	68.1%
Property Tax: Unsecured	\$906,736	6.8%
Sales and Use Tax	\$0	0.0%
Sales Tax - Public Protection (Proposition 172)	\$1,213,370	9.1%
Real Property Transfer Tax	\$382,460	2.9%
Motor Vehicle In-Lieu	\$1,606,221	12.0%
Earnings on Investment	\$148,061	1.1%
TOTAL	\$13,352,547	100.0%
Expenses		
General Government	(\$463,295)	7.0%
Public Protection	(\$3,865,969)	58.4%
Public Assistance	(\$1,119,158)	16.9%
Health Services	(\$1,175,576)	17.7%
TOTAL	(\$6,623,998)	100.0%
Net Fiscal Impact at Build Out (2022)	\$6,728,549	
Revenue-to-Expense Ratio 2.02		

Source: David Taussig & Associates, February 2000

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